

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Phinney Ridge, Greenwood, Fremont / 42

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 572

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$155,300	\$193,900	\$349,200	\$384,600	90.8%	12.27%
2005 Value	\$168,200	\$210,900	\$379,100	\$384,600	98.6%	11.66%
Change	+\$12,900	+\$17,000	+\$29,900		+7.8%	-0.61%
% Change	+8.3%	+8.8%	+8.6%		+8.6%	-4.97%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.61 % and -4.97% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2004 Value	\$163,900	\$192,300	\$356,200
2005 Value	\$177,400	\$208,200	\$385,600
Percent Change	+8.2%	+8.3%	+8.3%

Number of one to three unit residences in the Population: 4879

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area.

For instance, parcels located in Sub Area 8 Neighborhoods 4, 5 and 6 were assessed at a lower assessment ratio (assessed value / sales price) and needed a greater upward adjustment than other properties. Parcels located in Sub Area 3, neighborhoods 29 or 30, or in Sub Area 11 neighborhood 2 were assessed at a higher assessment ratio and needed less upward adjustment than other properties. Properties located in Sub Area 11 neighborhoods 3 and 4 were at a higher assessment ratio than others properties and need a downward adjustment.

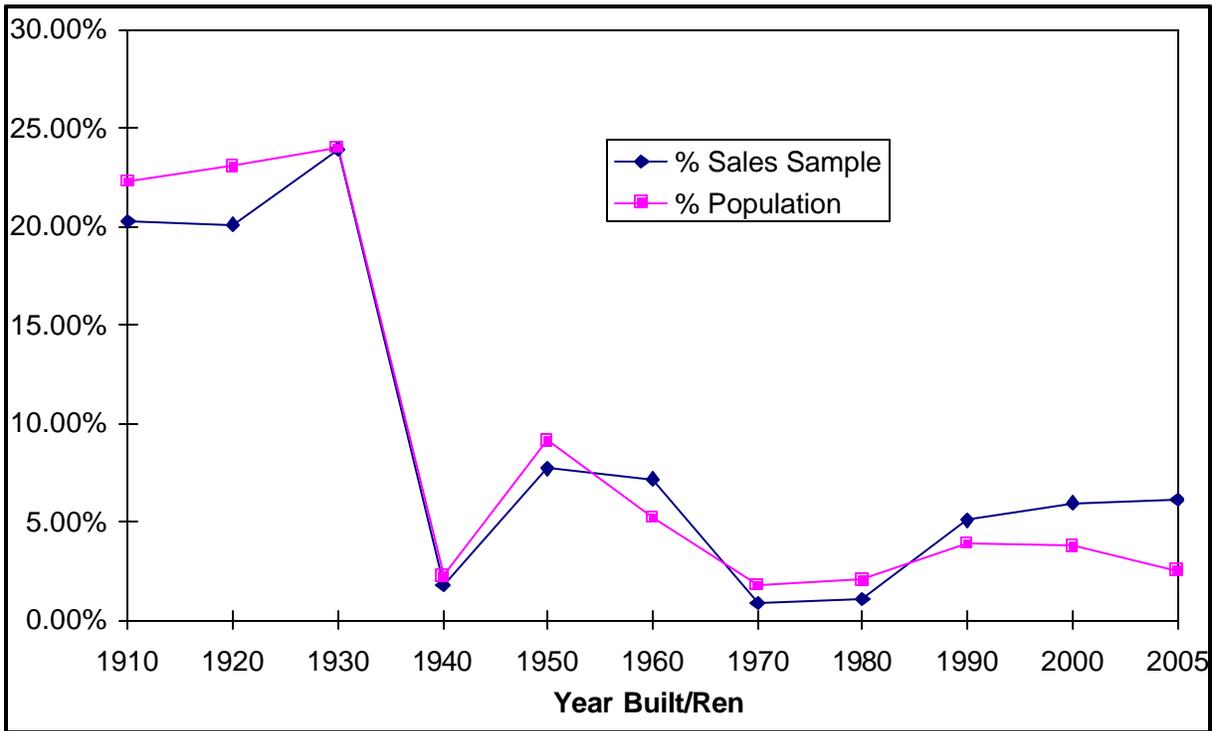
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	116	20.28%
1920	115	20.10%
1930	137	23.95%
1940	10	1.75%
1950	44	7.69%
1960	41	7.17%
1970	5	0.87%
1980	6	1.05%
1990	29	5.07%
2000	34	5.94%
2005	35	6.12%
	572	

Population		
Year Built/Ren	Frequency	% Population
1910	1088	22.30%
1920	1125	23.06%
1930	1171	24.00%
1940	110	2.25%
1950	445	9.12%
1960	254	5.21%
1970	88	1.80%
1980	100	2.05%
1990	191	3.91%
2000	184	3.77%
2005	123	2.52%
	4879	

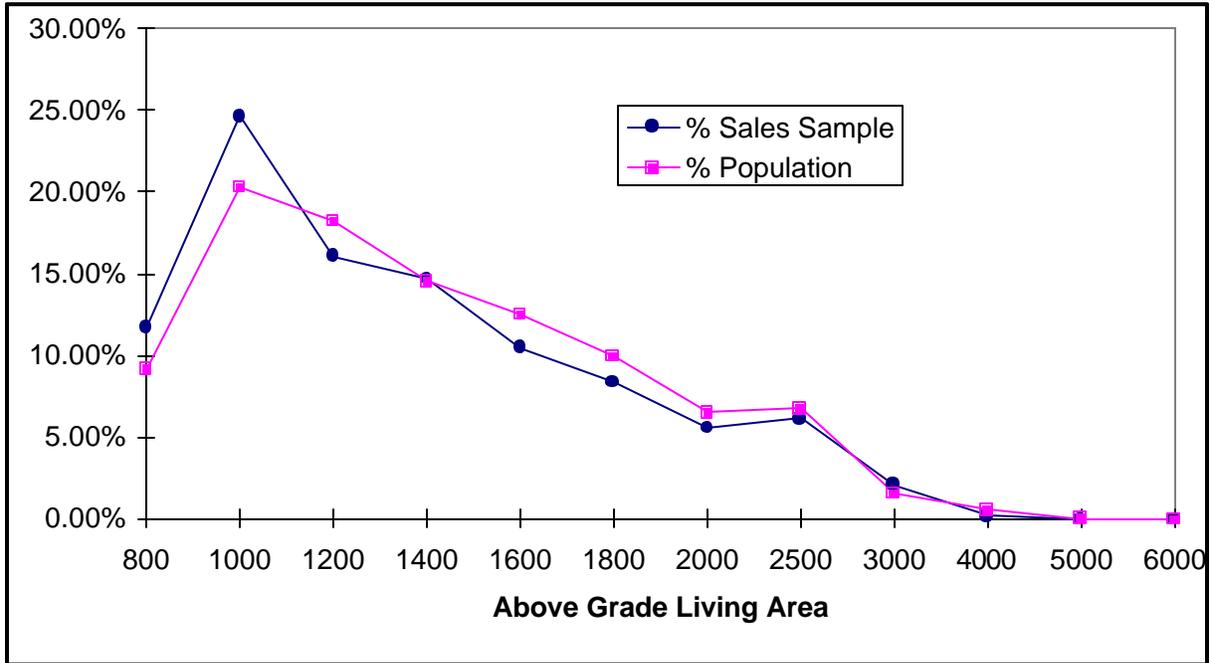


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
800	67	11.71%
1000	141	24.65%
1200	92	16.08%
1400	84	14.69%
1600	60	10.49%
1800	48	8.39%
2000	32	5.59%
2500	35	6.12%
3000	12	2.10%
4000	1	0.17%
5000	0	0.00%
6000	0	0.00%
	572	

Population		
AGLA	Frequency	% Population
800	446	9.14%
1000	989	20.27%
1200	891	18.26%
1400	708	14.51%
1600	609	12.48%
1800	486	9.96%
2000	317	6.50%
2500	329	6.74%
3000	77	1.58%
4000	26	0.53%
5000	1	0.02%
6000	0	0.00%
	4879	

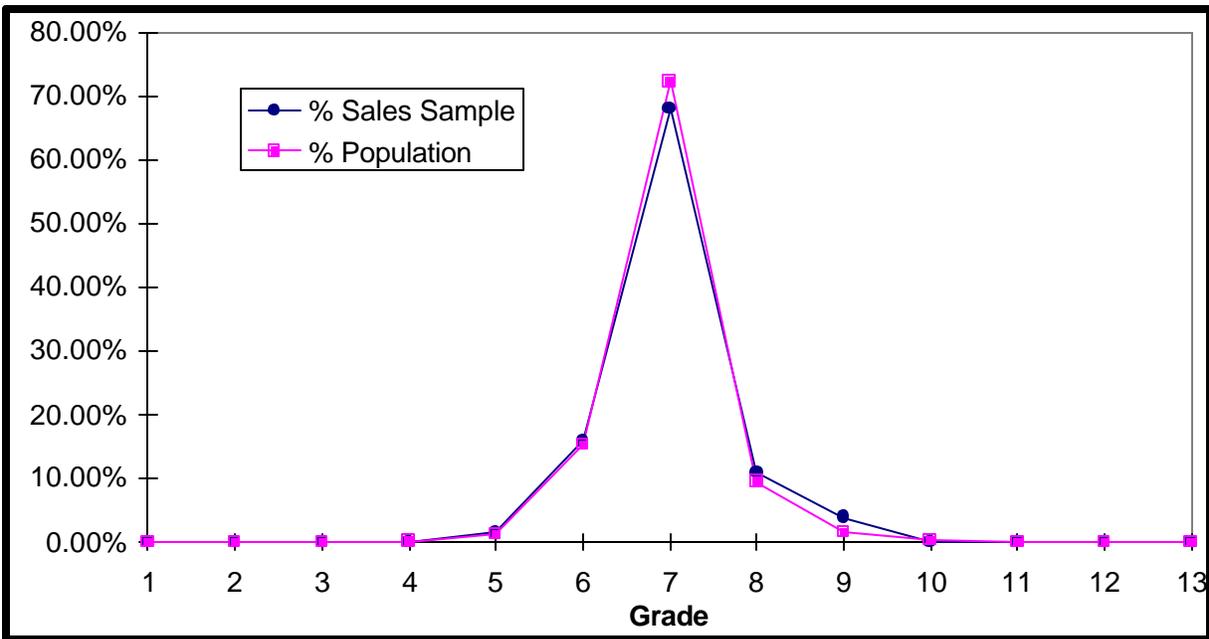


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

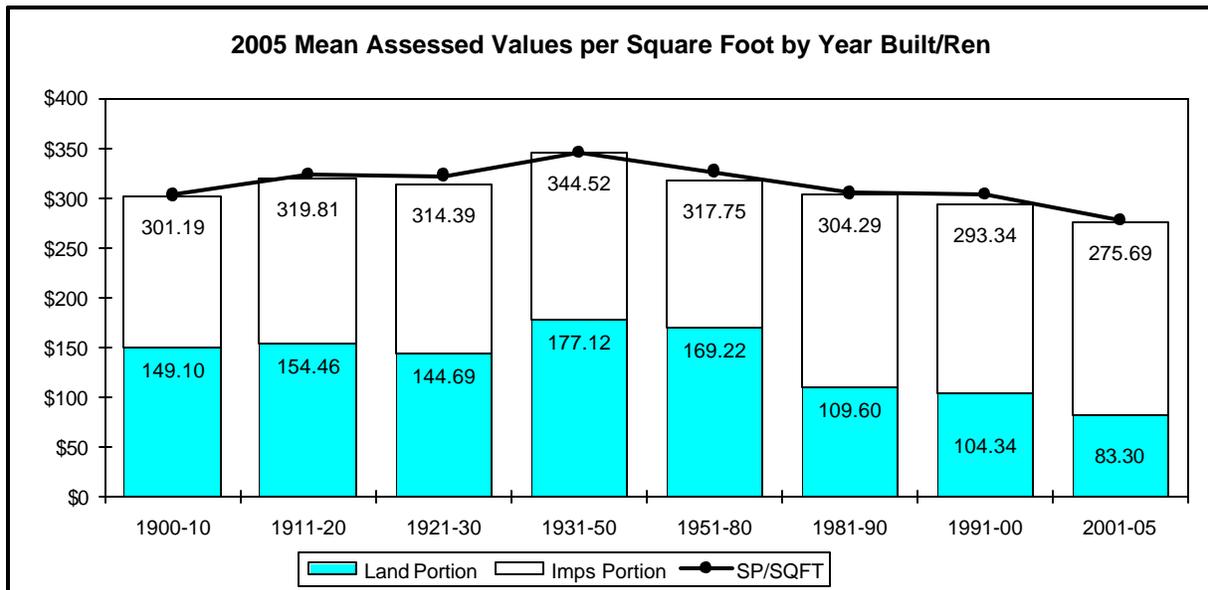
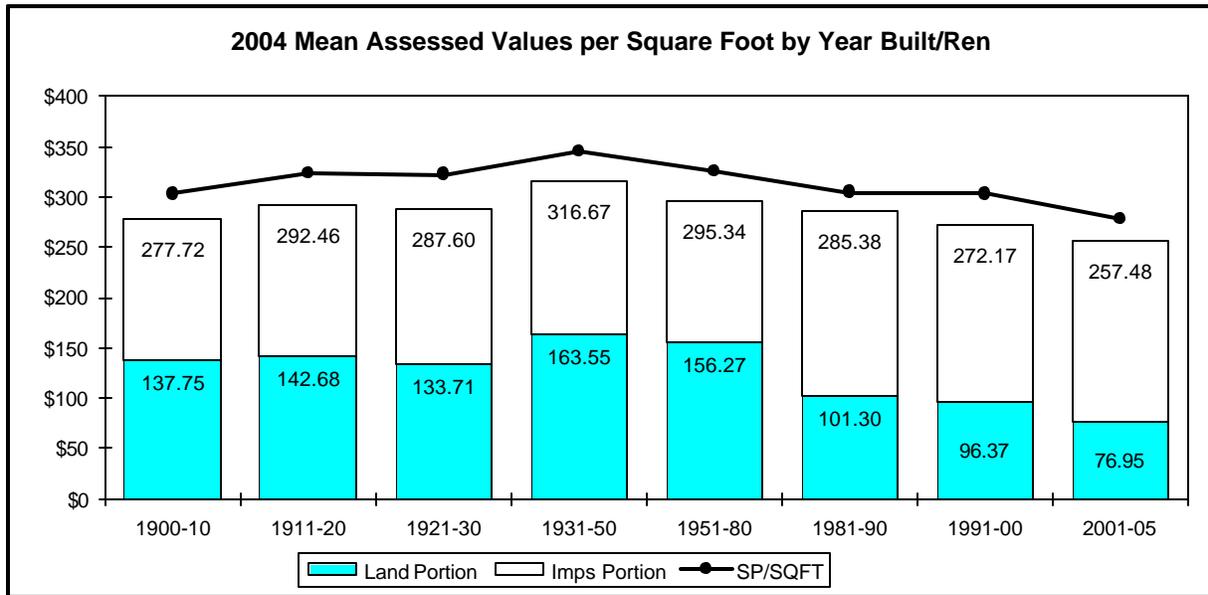
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	1.40%
6	91	15.91%
7	389	68.01%
8	62	10.84%
9	22	3.85%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	572	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.04%
5	58	1.19%
6	740	15.17%
7	3526	72.27%
8	460	9.43%
9	76	1.56%
10	16	0.33%
11	1	0.02%
12	0	0.00%
13	0	0.00%
	4879	



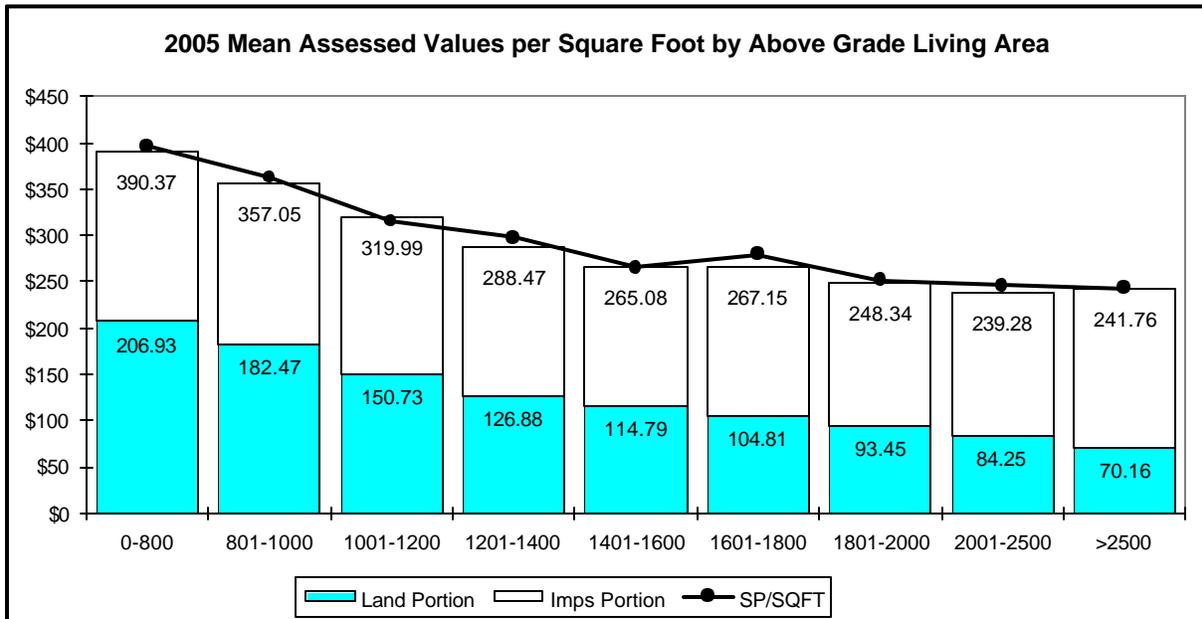
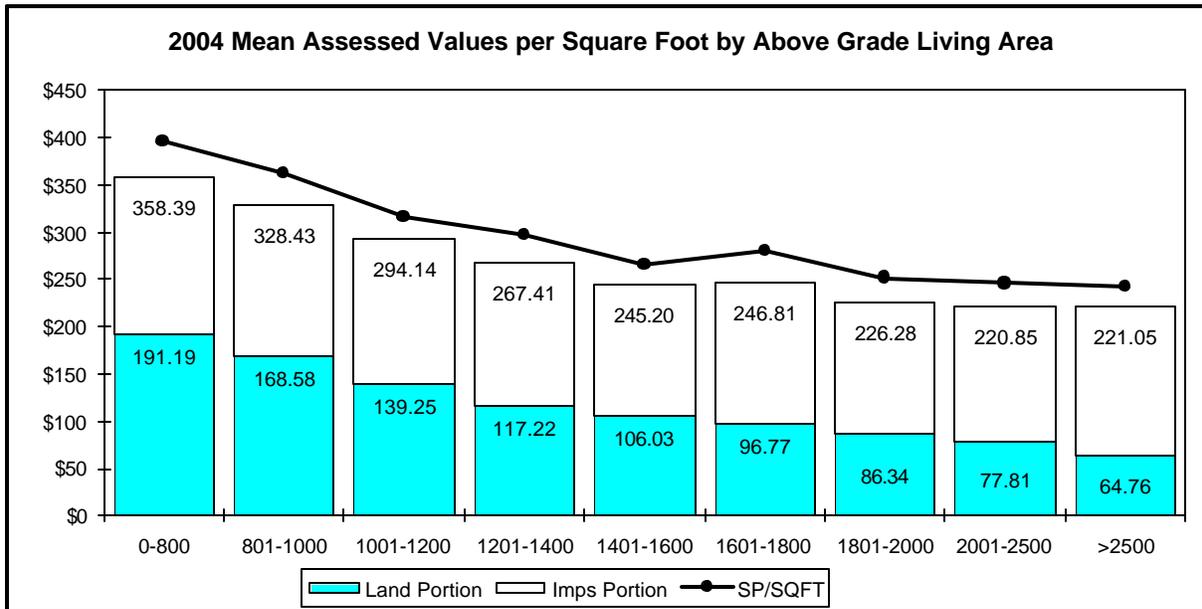
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2004 and 2005 Per Square Foot Values By Year Built / Renovated



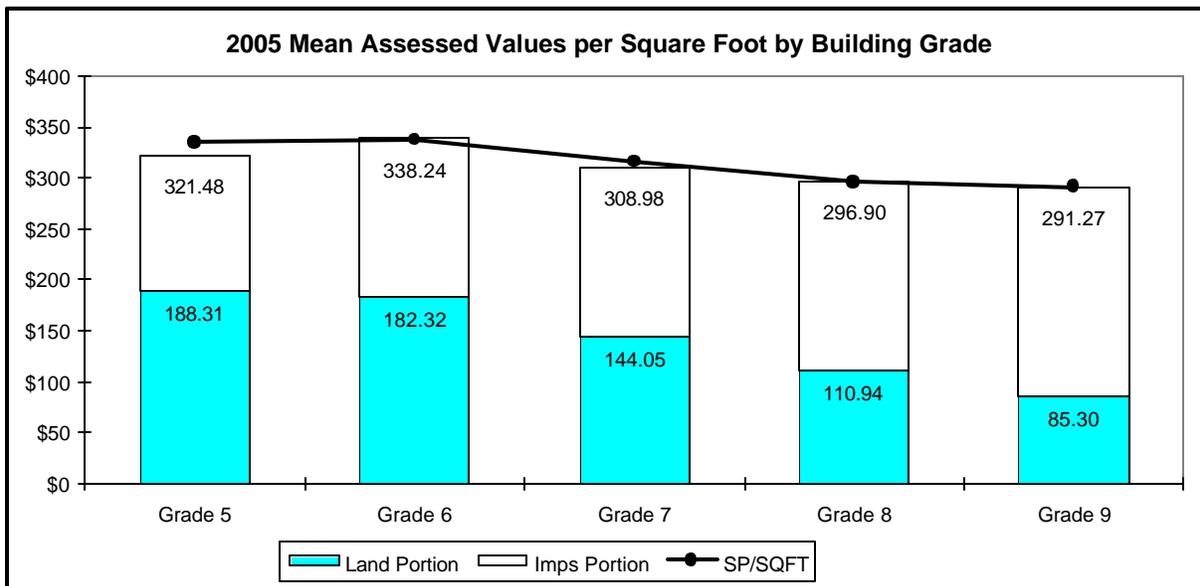
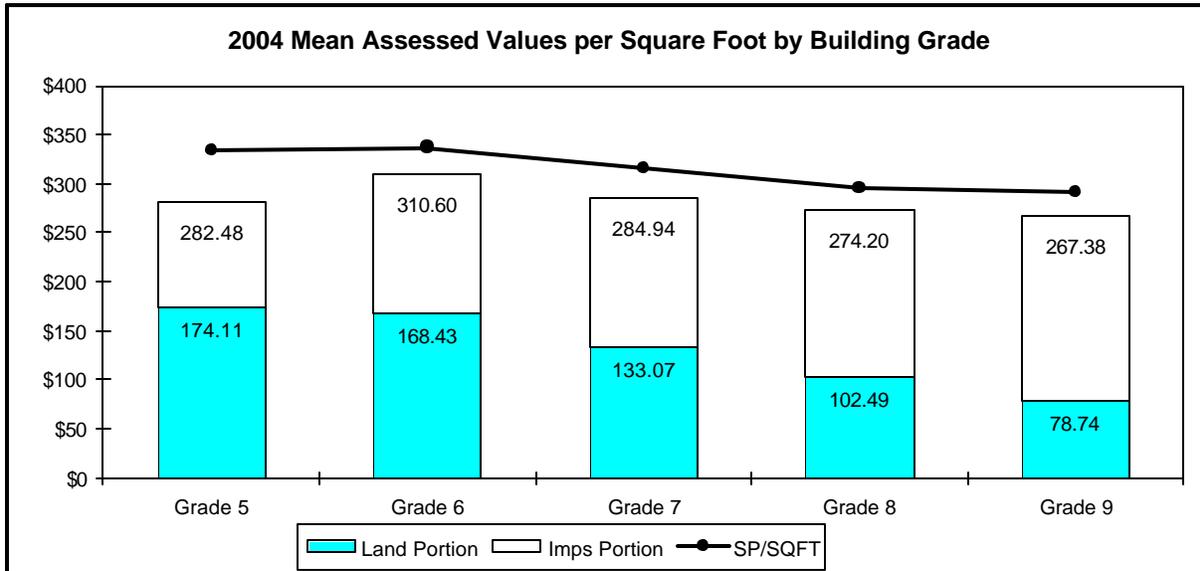
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values By Above Grade Living Area

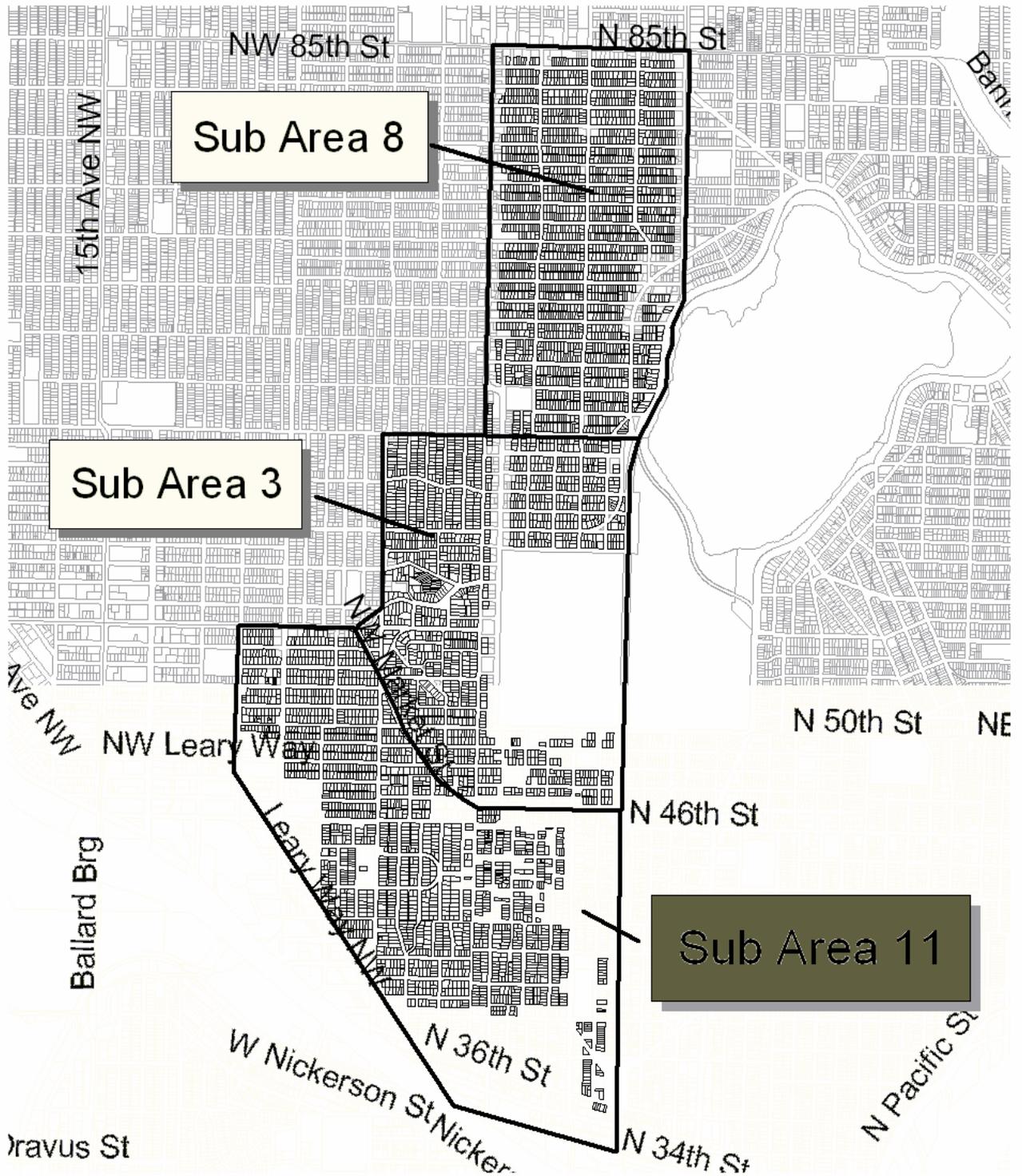


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



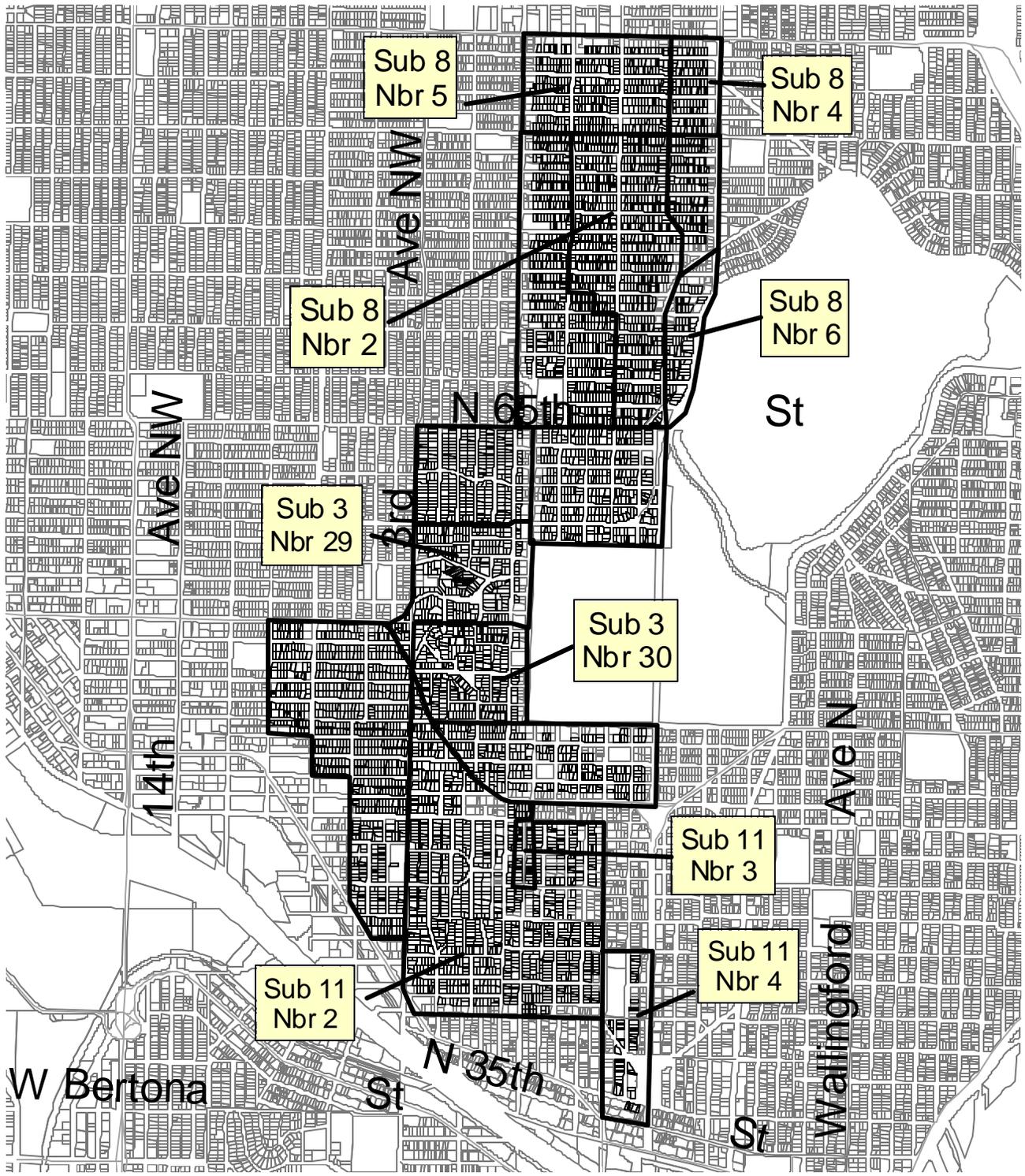
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 File Name: JS Projections 2005

March 2, 2005

King County
 Department of Assessments

Area 42

Sub Areas



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March 9, 2005

0 0.08 0.16 0.24 0.32 Miles

King County
Department of Assessments

Area 42

Neighborhoods

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample, a market adjustment for land values was derived. The formula is:

$$\mathbf{2005\ Land\ Value = 2004\ Land\ Value \times 1.086, \text{ with the result rounded down to the next } \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 572 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in Sub Area 8 Neighborhoods 4 and 5 and Area 8 neighborhood 6 were assessed at a lower assessment ratio (assessed value / sales price) and needed a greater upward adjustment than other properties. Parcels located in Sub Area 3, neighborhoods 29 or 30, or in Sub Area 11 neighborhood 2 were assessed at a higher assessment ratio and needed less upward adjustment than other properties. Properties located in Sub Area 11 neighborhoods 3 and 4 were at a higher assessment ratio than others properties and need a downward adjustment.

The derived adjustment formula is:

$$\begin{aligned} \text{2005 Total Value} = & \text{2004 Total Value} / (0.9059062) + (-0.03243544 \text{ if located in Sub Area 8} \\ & \text{Neighborhoods 4 or 5}) + (0.1211157 \text{ if located in Sub Area 11 Neighborhoods 3 or 4}) + \\ & (0.03730235 \text{ if located in Sub Area 11 Neighborhood 2}) + (-0.09979099 \text{ if located in Sub} \\ & \text{Area 8 Neighborhood 6}) + (0.02807832 \text{ if located in Sub Area 8 Neighborhood 2}) + \\ & (0.07315284 \text{ if located in Sub Area 3 Neighborhood 29}) + (0.06903572 \text{ if located in Sub} \\ & \text{Area 3 Neighborhood 30}) \end{aligned}$$

The resulting total value is rounded down to the next \$1,000, then:

$$\text{2005 Improvements Value} = \text{2005 Total Value} \text{ minus } \text{2005 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value $(\text{Previous Total Value} * 1.086) - (\text{New Land Value}) = \text{New Improvement Value}$
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - * If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. $(\text{Previous Total Value} * 1.086) - (\text{New Land Value}) = \text{New Improvement Value}$
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$10,000 or less, there is no change from previous value. $(\text{Previous Land value} * 1.00 \text{ Or } \text{Previous Improvement value} * 1.00)$
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * If residential properties exist on commercially zoned land, apply the model.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 42 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

	10.39%
Sub Area 3	
Neighborhood 29	Yes
% Adjustment	-8.25%
Sub Area 3	
Neighborhood 30	Yes
% Adjustment	-7.82%
Sub Area 8	
Neighborhood 2	Yes
% Adjustment	-3.32%
Sub Area 8	
Neighborhoods 4 or 5	Yes
% Adjustment	4.10%
Sub Area 8	
Neighborhood 6	Yes
% Adjustment	13.67%
Sub Area 11	
Neighborhood 2	Yes
% Adjustment	-4.37%
Sub Area 11	
Neighborhoods 3 or 4	Yes
% Adjustment	-13.02%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, properties located in Subarea 8 and Neighborhood 6 would *approximately* receive a 24.06% upward adjustment (10.39% + 13.67%). There are 77 properties in the population with these characteristics, of which 14 have sold.

Properties located in Subarea 8 and Neighborhoods 4 or 5 would *approximately* receive a 14.49% upward adjustment (10.39% + 4.10%). There are 459 properties in the population with these characteristics, of which 66 have sold.

Properties located in Sub Area 11 Neighborhoods 3 or 4 would *approximately* receive a 2.63% downward adjustment (10.39% - 13.02%). There are 86 properties in the population with these characteristics, of which 11 have sold.

44% of the population of 1 to 3 family parcels in the area are adjusted by the overall alone.

Area 42 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.986.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	8	0.855	0.973	13.9%	0.877	1.070
6	91	0.918	1.000	8.9%	0.977	1.023
7	389	0.903	0.979	8.5%	0.967	0.991
8	62	0.923	0.999	8.2%	0.970	1.028
9	22	0.921	1.003	8.9%	0.952	1.054
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1910	116	0.919	0.998	8.5%	0.975	1.021
1911-1920	115	0.897	0.980	9.2%	0.959	1.001
1921-1930	137	0.891	0.975	9.4%	0.956	0.994
1931-1950	54	0.916	0.996	8.8%	0.965	1.028
1951-1980	52	0.921	0.989	7.4%	0.955	1.023
1981-1990	29	0.937	1.003	7.1%	0.956	1.051
1991-2000	34	0.898	0.967	7.7%	0.921	1.014
>2000	35	0.924	0.993	7.5%	0.964	1.022
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	13	0.935	1.007	7.6%	0.907	1.106
Average	231	0.919	0.992	8.0%	0.978	1.007
Good	273	0.902	0.983	8.9%	0.969	0.997
Very Good	55	0.883	0.968	9.6%	0.936	1.000
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	292	0.914	0.992	8.5%	0.979	1.006
1.5	175	0.898	0.979	9.1%	0.962	0.996
2	87	0.909	0.980	7.8%	0.953	1.007
2.5 +	18	0.916	0.993	8.5%	0.937	1.049

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Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<801	67	0.904	0.984	8.8%	0.960	1.009
0801-1000	141	0.905	0.984	8.7%	0.965	1.003
1001-1200	92	0.932	1.014	8.8%	0.990	1.037
1201-1400	84	0.910	0.981	7.8%	0.956	1.007
1401-1600	60	0.925	1.000	8.1%	0.969	1.031
1601-1800	48	0.881	0.954	8.2%	0.919	0.989
1801-2000	32	0.897	0.984	9.8%	0.934	1.034
2001-2500	35	0.897	0.971	8.3%	0.928	1.014
>2500	13	0.907	0.992	9.4%	0.921	1.063
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	445	0.906	0.984	8.7%	0.973	0.995
Yes	127	0.915	0.990	8.2%	0.969	1.011
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	572	0.908	0.986	8.6%	0.976	0.995
Yes	N/A	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
3	129	0.916	0.984	7.4%	0.962	1.007
8	239	0.889	0.988	11.1%	0.974	1.002
11	204	0.923	0.984	6.7%	0.968	1.001
Sub 3 Neighborhood 29	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	547	0.905	0.985	8.9%	0.975	0.995
Yes	25	0.974	0.993	2.0%	0.950	1.036
Sub 3 Neighborhood 30	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	552	0.906	0.985	8.8%	0.976	0.995
Yes	20	0.968	0.992	2.4%	0.953	1.030

Area 42 Annual Update Ratio Confidence Intervals

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It is difficult to draw valid conclusions when the sales count is low.

Sub 8 Neighborhood 2	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	495	0.906	0.986	8.8%	0.976	0.996
Yes	77	0.920	0.983	6.9%	0.958	1.008
Sub 8 Neighborhood 4	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	553	0.909	0.985	8.4%	0.975	0.995
Yes	19	0.881	1.007	14.3%	0.957	1.056
Sub 8 Neighborhood 5	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	525	0.912	0.986	8.1%	0.976	0.996
Yes	47	0.859	0.982	14.3%	0.946	1.018
Sub 8 Neighborhood 6	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	558	0.911	0.985	8.1%	0.975	0.995
Yes	14	0.808	1.002	23.9%	0.952	1.051
Sub 11 Neighborhood 2	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	450	0.901	0.986	9.3%	0.975	0.996
Yes	122	0.931	0.986	5.9%	0.964	1.008
Sub 11 Neighborhood 3	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	568	0.907	0.986	8.7%	0.976	0.995
Yes	4	1.015	0.988	-2.7%	0.775	1.200
Sub 11 Neighborhood 4	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	565	0.907	0.986	8.7%	0.976	0.995
Yes	7	1.024	0.996	-2.8%	0.940	1.052

Area 42 Annual Update Ratio Confidence Intervals

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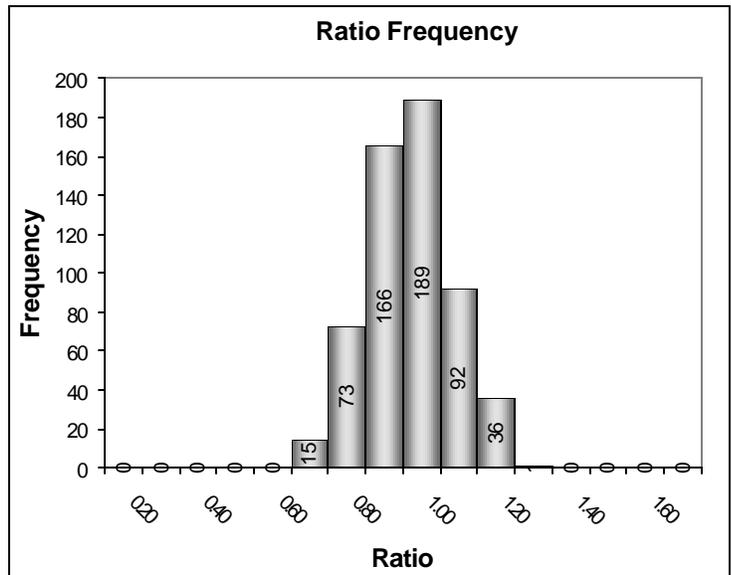
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<3001	116	0.934	1.002	7.4%	0.984	1.020
3100-4000	202	0.898	0.984	9.6%	0.968	1.000
4100-5000	174	0.902	0.981	8.8%	0.962	0.999
5001-6000	49	0.904	0.964	6.7%	0.926	1.002
>6000	31	0.932	1.009	8.3%	0.974	1.045

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2004	Date of Report: 3/9/2005	Sales Dates: 1/2003 - 12/2004
Area Phinney Ridge, Greenwood, Fremont	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	572
<i>Mean Assessed Value</i>	349,200
<i>Mean Sales Price</i>	384,600
<i>Standard Deviation AV</i>	93,366
<i>Standard Deviation SP</i>	110,540
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.919
<i>Median Ratio</i>	0.918
<i>Weighted Mean Ratio</i>	0.908
UNIFORMITY	
<i>Lowest ratio</i>	0.656
<i>Highest ratio:</i>	1.210
<i>Coefficient of Dispersion</i>	9.99%
<i>Standard Deviation</i>	0.113
<i>Coefficient of Variation</i>	12.27%
<i>Price Related Differential (PRD)</i>	1.013
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.905
<i>Upper limit</i>	0.933
95% Confidence: Mean	
<i>Lower limit</i>	0.910
<i>Upper limit</i>	0.929
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	4879
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.113
Recommended minimum:	20
<i>Actual sample size:</i>	572
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	287
<i># ratios above mean:</i>	285
<i>z:</i>	0.084
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

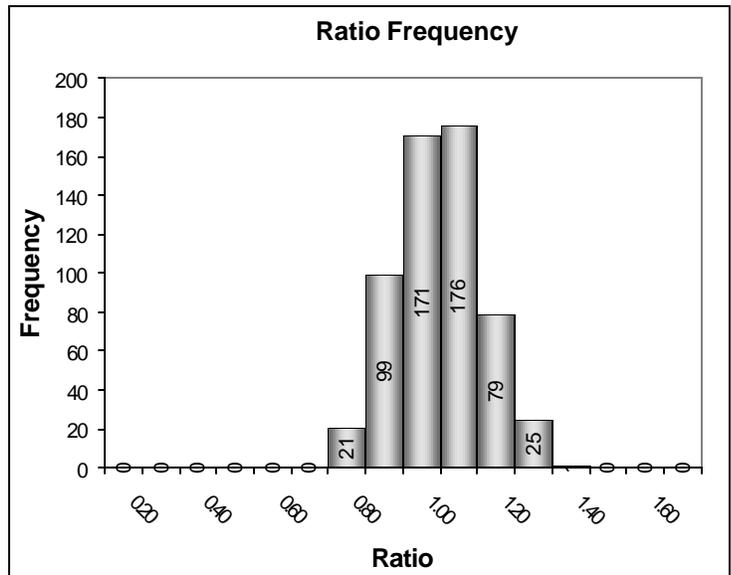
1 to 3 Unit Residences throughout area 42

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2005	Date of Report: 3/9/2005	Sales Dates: 1/2003 - 12/2004
Area Phinney Ridge, Greenwood, Fremont	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	572
<i>Mean Assessed Value</i>	379,100
<i>Mean Sales Price</i>	384,600
<i>Standard Deviation AV</i>	99,590
<i>Standard Deviation SP</i>	110,540
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.999
<i>Median Ratio</i>	0.998
<i>Weighted Mean Ratio</i>	0.986
UNIFORMITY	
<i>Lowest ratio</i>	0.722
<i>Highest ratio:</i>	1.322
<i>Coefficient of Dispersion</i>	9.45%
<i>Standard Deviation</i>	0.116
<i>Coefficient of Variation</i>	11.66%
<i>Price Related Differential (PRD)</i>	1.013
RELIABILITY	
<i>95% Confidence: Median</i>	
<i>Lower limit</i>	0.983
<i>Upper limit</i>	1.011
<i>95% Confidence: Mean</i>	
<i>Lower limit</i>	0.989
<i>Upper limit</i>	1.008
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	4879
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.116
<i>Recommended minimum:</i>	22
<i>Actual sample size:</i>	572
Conclusion:	OK
NORMALITY	
<i>Binomial Test</i>	
<i># ratios below mean:</i>	287
<i># ratios above mean:</i>	285
<i>z:</i>	0.084
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 42

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	952310	2821	3/5/04	\$ 280,000	730	0	6	1911	3	2500	0	0	6217 FREMONT AV N
3	798640	0235	12/3/04	\$ 320,000	760	0	6	1912	4	3000	0	0	111 NW 50TH ST
3	045500	0485	9/30/03	\$ 386,500	770	400	6	1919	4	5000	2	0	209 NW 60TH ST
3	953010	0530	7/24/03	\$ 286,000	770	0	6	1926	3	3000	4	0	5219 PALATINE AV N
3	953010	1336	3/20/03	\$ 286,000	850	0	6	1916	3	1800	4	0	209 NW 52ND ST
3	953010	1610	7/8/04	\$ 317,750	880	0	6	1909	3	3000	0	0	5106 PALATINE AV N
3	952310	2940	6/8/04	\$ 310,000	880	0	6	1918	3	5000	4	0	725 N 63RD ST
3	953010	0205	4/25/03	\$ 272,000	900	0	6	1912	4	3000	0	0	109 N 55TH ST
3	928780	1745	6/4/04	\$ 320,000	970	450	6	1908	3	6563	2	0	6044 3RD AV NW
3	045500	0350	4/24/03	\$ 342,000	990	0	6	1904	3	5000	3	0	5829 1ST AV NW
3	928780	2130	7/19/04	\$ 295,000	1030	0	6	1909	3	5000	0	0	6016 2ND AV NW
3	953010	0825	8/10/04	\$ 349,500	1050	0	6	1910	5	4500	0	0	236 NW 52ND ST
3	952310	2990	12/19/04	\$ 451,000	1220	0	6	1997	3	5000	0	0	701 N 63RD ST
3	952310	2230	3/26/04	\$ 409,000	1260	180	6	1910	3	5000	2	0	623 N 64TH ST
3	953010	0835	3/24/03	\$ 325,000	1270	0	6	1907	3	4500	0	0	232 NW 52ND ST
3	952310	2470	4/7/04	\$ 328,000	1290	0	6	1910	3	5000	0	0	423 N 64TH ST
3	928780	2660	10/21/04	\$ 406,000	1320	0	6	1917	4	5000	0	0	6044 1ST AV NW
3	952310	4210	2/24/04	\$ 395,000	1330	600	6	1910	2	4122	0	0	820 N 60TH ST
3	798640	1105	4/27/04	\$ 420,000	1750	0	6	1913	4	3133	0	0	4817 GREENWOOD AV N
3	952310	3061	11/1/04	\$ 350,000	1940	0	6	1920	3	2800	0	0	6216 LINDEN AV N
3	952560	0190	2/23/04	\$ 411,000	800	800	7	1981	3	1554	3	0	101 NW 58TH ST
3	952560	0140	7/30/03	\$ 396,000	800	800	7	1981	3	1383	3	0	101 NW 58TH ST
3	952560	0210	7/20/04	\$ 419,500	810	630	7	1981	3	1399	0	0	101 NW 58TH ST
3	952310	1195	5/16/03	\$ 289,000	890	0	7	1906	3	3500	0	0	6018 GREENWOOD AV N
3	813370	0020	7/21/04	\$ 375,000	900	0	7	1946	3	9260	0	0	219 NW 56TH ST
3	952110	0245	10/15/03	\$ 312,000	920	0	7	1916	3	3250	0	0	509 N 47TH ST
3	953010	0885	6/24/03	\$ 299,950	940	500	7	1927	3	2434	0	0	5207 2ND AV NW
3	953010	0215	10/21/03	\$ 343,500	950	0	7	1908	3	4500	0	0	119 N 55TH ST
3	952310	1925	4/14/03	\$ 374,950	960	120	7	1927	4	3500	0	0	708 N 64TH ST
3	928780	0680	3/12/03	\$ 399,500	990	530	7	1988	3	2500	6	0	6247 1ST AV NW
3	928780	1455	12/14/04	\$ 324,000	1000	0	7	1916	2	4956	0	0	6234 3RD AV NW

**Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	952310	4605	8/23/04	\$ 465,000	1020	0	7	1918	3	3500	0	0	509 N 60TH ST
3	751750	0080	4/16/03	\$ 249,950	1020	320	7	1953	3	2380	0	0	4615 PALATINE AV N
3	798640	0320	8/12/03	\$ 273,200	1030	320	7	1958	3	3300	4	0	4903 2ND AV NW
3	045500	0755	12/4/03	\$ 285,000	1050	0	7	1912	3	3483	4	0	234 NW 55TH ST
3	928780	0310	1/22/03	\$ 320,000	1070	0	7	1920	3	5250	0	0	6258 PALATINE AV N
3	952210	0126	9/9/04	\$ 300,000	1070	0	7	1936	3	3750	0	0	301 N 49TH ST
3	045500	0420	11/12/03	\$ 395,000	1100	240	7	1927	5	3063	2	0	126 NW 58TH ST
3	045500	0590	12/17/04	\$ 404,000	1120	0	7	1926	4	7430	7	0	159 NW 59TH ST
3	928780	2505	10/24/03	\$ 275,000	1120	0	7	1910	4	2716	0	0	110 N 60TH ST
3	953010	0325	2/11/04	\$ 382,500	1160	800	7	1929	4	4000	0	0	5406 1ST AV NW
3	928780	0255	11/12/03	\$ 360,000	1160	0	7	1910	4	3938	0	0	6236 PALATINE AV N
3	952310	1980	5/15/03	\$ 380,500	1200	520	7	1987	3	2500	0	0	714 N 64TH ST
3	928780	2140	1/22/03	\$ 358,000	1210	0	7	1955	3	5000	0	0	6012 2ND AV NW
3	122503	9050	6/20/03	\$ 319,900	1210	280	7	2001	3	1447	0	0	319 B NW 55TH ST
3	952310	1775	5/4/04	\$ 395,000	1220	0	7	1926	4	6250	6	0	619 N 65TH ST
3	953010	0055	12/7/04	\$ 499,999	1230	400	7	1948	4	5100	6	0	5419 BAKER AV NW
3	952310	1395	3/5/04	\$ 375,000	1230	0	7	1909	3	3500	0	0	300 N 62ND ST
3	928780	2310	5/14/03	\$ 453,000	1230	770	7	1924	4	3656	0	0	103 NW 62ND ST
3	952110	0476	5/24/04	\$ 397,500	1240	720	7	1921	3	3250	0	0	4716 EVANSTON AV N
3	953010	0810	6/14/04	\$ 355,000	1270	700	7	1939	4	5743	0	0	5204 3RD AV NW
3	952210	0186	9/16/04	\$ 492,000	1290	0	7	1920	4	3250	0	0	4803 PHINNEY AV N
3	122503	9006	8/13/04	\$ 372,500	1300	300	7	2001	3	1667	0	0	315 E NW 55TH ST
3	952560	0110	7/30/04	\$ 385,000	1300	510	7	1981	3	1600	3	0	101 NW 58TH ST
3	952560	0130	4/26/04	\$ 382,000	1300	510	7	1981	3	1600	3	0	101 NW 58TH ST
3	953010	1175	9/29/03	\$ 419,000	1320	240	7	1963	3	4500	11	0	5034 BAKER AV NW
3	952310	4485	3/4/03	\$ 385,000	1320	310	7	1960	3	5000	0	0	5910 EVANSTON AV N
3	928780	1590	12/10/03	\$ 510,000	1330	560	7	1909	3	6500	7	0	6025 2ND AV NW
3	798640	0265	6/12/03	\$ 624,950	1340	0	7	1926	4	6000	7	0	128 NW 49TH ST
3	952110	0910	4/14/04	\$ 393,000	1340	0	7	1917	4	4400	0	0	808 N 49TH ST
3	953010	1390	10/28/04	\$ 450,000	1350	0	7	1910	2	6000	6	0	116 NW 51ST ST
3	952560	0010	6/25/04	\$ 420,000	1350	610	7	1981	3	1656	3	0	101 NW 58TH ST

**Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	952310	2020	7/29/04	\$ 465,000	1360	800	7	1914	4	5300	4	0	6417 WOODLAND PL N
3	952560	0040	6/23/04	\$ 430,000	1380	500	7	1981	3	1794	4	0	101 NW 58TH ST
3	204350	0035	7/14/03	\$ 563,000	1390	1320	7	1910	4	5755	0	0	5601 PALATINE PL N
3	952110	0775	5/21/04	\$ 360,000	1450	0	7	1919	3	3500	0	0	707 N 48TH ST
3	952310	3285	7/11/03	\$ 405,000	1470	600	7	2002	3	5000	0	0	712 N 61ST ST
3	045500	0650	1/14/03	\$ 495,000	1480	1480	7	1958	3	6820	0	0	5638 3RD AV NW
3	045500	0240	2/17/04	\$ 509,000	1550	190	7	1918	4	2625	0	0	134 N 59TH ST
3	952310	1266	4/6/04	\$ 475,000	1560	0	7	1908	4	3500	4	0	6112 GREENWOOD AV N
3	952310	2220	4/5/04	\$ 380,000	1560	200	7	1924	2	5000	4	0	627 N 64TH ST
3	953010	0500	10/12/04	\$ 450,000	1570	710	7	1921	3	3979	2	0	5201 PALATINE AV N
3	204350	0055	2/26/03	\$ 395,000	1580	420	7	1967	3	5459	0	0	118 NW 56TH ST
3	928780	0695	6/11/03	\$ 735,000	1600	800	7	1998	3	4500	5	0	6237 1ST AV NW
3	952110	0735	6/19/03	\$ 435,000	1600	0	7	1906	3	4000	0	0	712 N 47TH ST
3	928780	2865	10/24/03	\$ 539,000	1620	0	7	1926	4	3908	0	0	217 N 62ND ST
3	952310	3530	11/19/04	\$ 450,000	1650	0	7	1905	3	4000	0	0	510 N 61ST ST
3	952310	4535	7/20/03	\$ 500,000	1660	0	7	1926	3	5000	4	0	616 N 59TH ST
3	798640	1090	2/2/04	\$ 485,000	1660	900	7	1927	4	4000	0	0	127 N 49TH ST
3	952510	0030	4/28/04	\$ 485,000	1680	0	7	1924	4	5339	0	0	5718 PALATINE AV N
3	952210	0165	4/28/04	\$ 329,950	1690	0	7	1905	3	2145	0	0	321 N 49TH ST
3	928780	0980	3/24/04	\$ 470,000	1700	40	7	1922	3	5000	4	0	6239 SYCAMORE AV NW
3	928780	0375	6/14/04	\$ 400,000	1710	500	7	1909	3	5000	4	0	6247 PALATINE AV N
3	928780	2600	5/14/04	\$ 550,000	1720	0	7	1913	3	4031	2	0	109 N 62ND ST
3	953010	0195	11/24/03	\$ 489,000	1720	100	7	1907	3	4807	4	0	103 N 55TH ST
3	952210	0375	1/14/03	\$ 425,000	1720	0	7	1915	3	5000	0	0	309 N 47TH ST
3	952210	0085	8/27/03	\$ 366,000	1720	0	7	1915	3	5000	0	0	316 N 49TH ST
3	928780	2850	3/22/04	\$ 453,010	1720	150	7	1912	3	5000	0	0	6111 GREENWOOD AV N
3	045500	0190	7/7/04	\$ 529,950	1740	0	7	1906	5	5000	0	0	5817 GREENWOOD AV N
3	085000	0535	10/15/03	\$ 465,000	1750	0	7	1902	4	5000	0	0	502 N 47TH ST
3	953010	1150	6/10/04	\$ 455,000	1760	0	7	1987	3	3000	0	0	5048 BAKER AV NW
3	928780	0105	3/2/04	\$ 605,000	1770	150	7	1924	4	5000	0	0	6223 GREENWOOD AV N
3	953010	0535	6/25/04	\$ 555,000	1770	300	7	1930	3	6000	0	0	5225 PALATINE AV N

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	952310	4546	4/23/04	\$ 607,500	1790	500	7	1921	5	4800	2	0	5907 FREMONT AV N
3	928780	0525	12/5/03	\$ 559,950	1800	0	7	1926	4	3750	0	0	6220 1ST AV NW
3	953010	0620	2/3/04	\$ 440,000	1830	0	7	1915	4	4500	2	0	105 NW 54TH ST
3	952110	0145	11/7/03	\$ 540,000	1860	750	7	1909	2	5000	0	0	4616 PHINNEY AV N
3	928780	1930	7/22/04	\$ 720,000	1920	1000	7	1916	5	5000	5	0	6023 SYCAMORE AV NW
3	928780	1080	10/20/03	\$ 625,000	1940	0	7	1959	5	4000	2	0	6206 2ND AV NW
3	952310	4285	2/6/03	\$ 412,000	1940	0	7	1912	4	4000	0	0	806 N 59TH ST
3	952310	2900	7/15/03	\$ 485,000	1940	850	7	1994	3	3500	0	0	610 N 62ND ST
3	952310	1321	6/28/04	\$ 479,950	1950	0	7	1918	3	3500	0	0	6102 GREENWOOD AV N
3	952210	0006	7/2/03	\$ 582,000	2000	340	7	1911	5	4250	0	0	4918 GREENWOOD AV N
3	952210	0235	9/30/04	\$ 449,500	2060	0	7	1927	4	5000	0	0	302 N 48TH ST
3	952110	0645	10/27/04	\$ 475,000	2120	0	7	1916	3	5000	0	0	717 N 50TH ST
3	798640	0905	7/7/04	\$ 520,000	2150	0	7	1922	3	3600	2	0	4802 1ST AV NW
3	952310	2760	3/3/04	\$ 538,200	2220	450	7	1909	3	7500	0	0	502 N 62ND ST
3	047500	0615	6/18/03	\$ 451,500	2240	0	7	1988	3	4893	0	0	5313 3RD AV NW
3	085000	0160	5/27/04	\$ 400,000	2240	1320	7	1922	2	5100	0	0	404 N 48TH ST
3	928780	1060	5/21/04	\$ 760,000	2250	1290	7	1920	5	5049	7	0	6203 SYCAMORE AV NW
3	952310	3960	12/16/04	\$ 620,000	2300	1010	7	1918	2	5000	2	0	611 N 61ST ST
3	952110	0435	11/23/04	\$ 669,000	2460	0	7	1914	4	4000	0	0	612 N 47TH ST
3	952310	1785	2/10/04	\$ 460,000	2620	0	7	1990	3	2500	6	0	611 N 65TH ST
3	928780	1195	1/10/03	\$ 315,150	1040	600	8	1949	3	5850	2	0	205 NW 65TH ST
3	952310	4640	2/18/04	\$ 450,000	1100	270	8	1957	3	4000	0	0	510 N 59TH ST
3	928780	2065	5/28/03	\$ 472,000	1230	650	8	1954	4	5000	2	0	6048 2ND AV NW
3	045500	0838	2/5/04	\$ 421,500	1480	1040	8	1958	3	5722	2	0	218 NW 56TH ST
3	798640	0090	5/27/03	\$ 695,000	1660	900	8	1906	5	3811	0	0	133 N 50TH ST
3	952310	1600	9/24/03	\$ 490,000	1810	0	8	2002	3	3000	0	0	6409 FRANCIS AV N
3	047500	0605	9/10/03	\$ 469,000	1980	670	8	1954	3	4895	5	0	301 NW 54TH ST
3	928780	2380	2/2/04	\$ 700,000	2080	0	8	2000	3	4000	0	0	6042 SYCAMORE AV NW
3	952310	4410	6/10/04	\$ 762,000	2680	0	8	1995	3	3750	0	0	714 N 59TH ST
3	952310	3446	6/21/04	\$ 830,000	1740	590	9	2000	3	5000	4	0	6115 EVANSTON AV N
3	928780	2160	7/17/03	\$ 705,750	2090	1200	9	1994	4	5000	4	0	6002 2ND AV NW

**Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	953010	1370	12/28/04	\$ 833,000	2350	840	9	2004	3	4500	8	0	5104 2ND AV NW
3	953010	0760	11/11/03	\$ 720,000	2620	810	9	2003	3	3600	0	0	5307 1ST AV NW
3	045500	0635	6/21/04	\$ 720,000	2770	1030	9	2000	3	5004	2	0	5636 2ND AV NW
3	751750	0065	4/17/03	\$ 724,000	2950	0	9	2003	3	6600	0	0	214 N 46TH ST
3	952310	2101	7/20/04	\$ 785,000	3140	850	9	2004	3	4000	0	0	6311 LINDEN AV N
8	643050	0336	7/9/04	\$ 220,000	450	0	5	1928	4	3300	0	0	514 N 84TH ST
8	181480	0874	6/27/03	\$ 230,000	690	0	5	1920	4	1620	2	0	922 N 67TH ST
8	643050	0134	6/1/04	\$ 270,500	700	0	5	1942	4	3774	0	0	334 N 81ST ST
8	643050	0172	4/27/04	\$ 269,950	800	0	5	1900	3	4080	0	0	543 N 83RD ST
8	643050	0166	10/29/04	\$ 250,000	1150	0	5	1915	4	4692	0	0	552 N 82ND ST
8	336290	0260	11/21/03	\$ 291,500	620	0	6	1920	4	3090	2	0	335 N 77TH ST
8	379700	1690	1/29/03	\$ 329,950	660	500	6	1926	5	3000	0	0	723 N 77TH ST
8	336290	0005	6/14/04	\$ 280,000	670	0	6	1910	5	2400	0	0	7709 FREMONT AV N
8	643000	0855	5/19/04	\$ 329,000	680	0	6	1901	5	6120	0	0	930 N 82ND ST
8	643000	0360	7/1/04	\$ 298,500	700	0	6	1911	5	3060	0	0	735 N 81ST ST
8	643050	0129	11/4/03	\$ 255,000	700	350	6	1924	4	3060	0	0	8103 DAYTON AV N
8	336240	0230	4/29/04	\$ 266,000	720	520	6	1910	2	6120	0	0	725 N 75TH ST
8	643100	0655	7/22/04	\$ 282,000	730	0	6	1926	4	3060	0	0	928 N 84TH ST
8	379700	2410	3/20/03	\$ 278,500	730	0	6	1906	5	4000	0	0	731 N 76TH ST
8	181480	0215	3/18/04	\$ 272,200	740	0	6	1918	4	3579	0	0	753 N 70TH ST
8	379700	2435	12/1/03	\$ 224,000	770	0	6	1906	4	3000	0	0	719 N 76TH ST
8	643050	0325	7/19/04	\$ 297,000	780	0	6	1910	4	3300	0	0	524 N 84TH ST
8	336290	0040	6/17/04	\$ 306,100	790	0	6	1917	4	3090	0	0	534 N 77TH ST
8	643000	0170	7/7/03	\$ 264,950	790	0	6	1916	5	3060	0	0	941 N 81ST ST
8	379700	0960	9/22/04	\$ 275,000	790	0	6	1922	4	3069	0	0	936 N 78TH ST
8	379700	1120	12/10/03	\$ 233,000	790	0	6	1900	4	3000	0	0	931 N 78TH ST
8	192380	0100	12/22/04	\$ 311,000	820	0	6	1923	4	3000	0	0	512 N 78TH ST
8	643000	0055	8/12/03	\$ 220,000	820	0	6	1920	4	3060	0	0	928 N 80TH ST
8	379700	1890	7/24/03	\$ 250,000	820	0	6	1921	4	3000	0	0	949 N 77TH ST
8	643050	0220	2/3/03	\$ 308,000	830	300	6	1922	4	3774	0	0	326 N 82ND ST
8	336240	1150	9/24/03	\$ 275,000	830	0	6	1948	4	4590	0	0	706 N 72ND ST

**Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	181480	0930	6/22/04	\$ 340,000	840	720	6	1917	5	2640	2	0	6706 LINDEN AV N
8	009100	0130	2/17/04	\$ 289,000	840	100	6	1915	4	4000	0	0	336 N 78TH ST
8	181480	1390	3/29/04	\$ 385,000	850	740	6	1925	4	3024	0	0	758 N 66TH ST
8	181480	1375	8/25/03	\$ 321,500	860	230	6	1926	4	2800	0	0	6611 LINDEN AV N
8	336290	0115	4/25/03	\$ 284,000	860	0	6	1956	3	3120	0	0	356 N 77TH ST
8	379700	0615	4/29/03	\$ 227,000	860	0	6	1900	3	3500	0	0	711 N 79TH ST
8	336340	0635	6/22/04	\$ 275,000	870	0	6	1905	4	3000	0	0	559 N 72ND ST
8	643050	0262	9/15/03	\$ 255,000	870	0	6	1961	3	5100	0	0	515 N 84TH ST
8	643050	0039	5/24/04	\$ 270,500	880	0	6	1911	4	3774	0	0	508 N 80TH ST
8	643050	0100	5/5/03	\$ 246,000	880	350	6	1913	4	3060	0	0	536 N 81ST ST
8	379700	1100	9/7/04	\$ 345,600	890	100	6	1919	5	3000	0	0	941 N 78TH ST
8	379700	0330	6/4/04	\$ 353,000	900	900	6	1905	5	6000	0	0	711 N 80TH ST
8	336240	0056	8/30/04	\$ 305,000	910	730	6	1924	4	3570	0	0	921 N 75TH ST
8	192380	0045	3/29/03	\$ 277,500	910	0	6	1923	4	4000	0	0	538 N 78TH ST
8	379700	1375	6/16/04	\$ 360,000	940	0	6	1908	4	3000	0	0	743 N 78TH ST
8	336240	0246	2/9/04	\$ 315,000	960	0	6	1903	5	4590	0	0	715 N 75TH ST
8	643050	0206	8/20/03	\$ 369,900	970	430	6	1924	4	3774	0	0	338 N 82ND ST
8	270810	0480	3/8/04	\$ 260,000	970	0	6	1919	4	4000	0	0	528 N 74TH ST
8	675870	0130	8/21/03	\$ 275,000	970	0	6	1918	4	3420	4	0	6508 FRANCIS AV N
8	233130	0275	7/14/03	\$ 299,000	980	0	6	1912	4	4960	0	0	519 N 67TH ST
8	233130	0112	2/25/03	\$ 328,000	990	310	6	1916	4	2400	9	0	6700 DAYTON AV N
8	643100	0185	12/9/03	\$ 250,000	1000	0	6	1906	4	3060	0	0	751 N 83RD ST
8	379700	0940	6/16/03	\$ 322,000	1020	0	6	1900	4	6000	2	0	924 N 78TH ST
8	643100	0625	9/10/03	\$ 251,000	1030	0	6	1905	4	4080	0	0	944 N 84TH ST
8	643000	0455	10/25/04	\$ 295,000	1060	0	6	1905	4	6120	0	0	724 N 81ST ST
8	270810	0745	6/9/04	\$ 340,000	1290	0	6	1906	3	4000	0	0	325 N 74TH ST
8	379700	0195	6/13/03	\$ 290,000	1300	0	6	1904	5	3200	0	0	934 N 79TH ST
8	643000	0590	8/11/04	\$ 422,950	1360	0	6	1905	4	6120	0	0	749 N 82ND ST
8	946820	0137	7/27/04	\$ 314,000	600	190	7	1948	4	2640	0	0	6810 FRANCIS AV N
8	336340	0165	5/27/04	\$ 355,000	690	0	7	1910	4	4120	2	0	326 N 73RD ST
8	270810	0600	7/9/03	\$ 275,000	750	0	7	1952	3	3030	0	0	521 N 74TH ST

**Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	643050	0127	10/17/03	\$ 327,000	760	0	7	1923	3	3060	0	0	357 N 82ND ST
8	192380	0035	11/14/03	\$ 315,000	760	0	7	1924	4	5000	0	0	544 N 78TH ST
8	643000	0845	12/15/04	\$ 239,950	770	0	7	1957	3	3060	0	0	932 N 82ND ST
8	379700	0410	11/11/04	\$ 330,000	770	0	7	1906	4	3000	0	0	724 N 79TH ST
8	270810	0535	6/19/03	\$ 298,000	770	100	7	1918	4	2550	2	0	7406 DAYTON AV N
8	732190	0095	5/25/04	\$ 320,000	780	0	7	1941	3	3500	0	0	6524 GREENWOOD AV N
8	643100	0425	9/27/04	\$ 299,950	790	0	7	1926	3	3468	0	0	946 N 83RD ST
8	379700	0880	6/23/04	\$ 315,000	790	0	7	1942	4	5000	0	0	903 N 79TH ST
8	643000	0370	1/6/03	\$ 397,000	790	790	7	1911	5	4590	0	0	741 N 81ST ST
8	946820	0125	5/27/04	\$ 345,000	790	240	7	1918	4	3060	6	0	6701 DAYTON AV N
8	643100	0575	1/21/03	\$ 243,000	790	0	7	1926	4	4080	0	0	945 N 84TH ST
8	946820	0140	2/11/03	\$ 305,000	790	460	7	1920	5	2890	0	0	431 N 70TH ST
8	643050	0244	11/18/04	\$ 308,000	800	0	7	1952	3	3570	0	0	539 N 84TH ST
8	336290	0620	6/16/04	\$ 290,000	800	0	7	1948	3	3950	0	0	551 N 76TH ST
8	379700	1815	11/2/04	\$ 374,950	820	0	7	1924	4	3000	0	0	742 N 76TH ST
8	062504	9166	8/21/03	\$ 305,000	820	0	7	1925	4	2240	0	0	7015 FREMONT AV N
8	669050	0250	8/20/03	\$ 334,500	830	0	7	1911	3	3000	2	0	318 N 79TH ST
8	643000	0130	6/12/03	\$ 314,950	830	420	7	1920	4	3774	0	0	917 N 81ST ST
8	336340	0265	10/25/04	\$ 403,000	840	0	7	1921	5	2856	0	0	329 N 73RD ST
8	336240	1295	9/16/03	\$ 333,000	840	420	7	1951	3	5300	0	0	745 N 72ND ST
8	336390	0010	4/21/04	\$ 365,000	840	0	7	1926	4	2475	6	0	352 N 71ST ST
8	270810	0620	5/2/03	\$ 309,777	840	150	7	1924	4	4040	0	0	529 N 74TH ST
8	192330	0315	12/1/03	\$ 362,500	860	0	7	1925	4	3000	0	0	543 N 79TH ST
8	181480	1650	9/14/04	\$ 272,000	860	0	7	1947	4	4370	0	0	6503 LINDEN AV N
8	270810	0394	8/12/03	\$ 302,500	860	470	7	1921	4	3720	0	0	555 N 75TH ST
8	336240	1325	11/11/03	\$ 306,000	870	0	7	1929	4	3000	0	0	731 N 72ND ST
8	643050	0049	7/19/04	\$ 399,000	880	600	7	1926	4	3700	0	0	8011 DAYTON AV N
8	379700	2390	7/24/03	\$ 299,950	880	0	7	1907	5	3000	0	0	741 N 76TH ST
8	379700	0300	9/2/03	\$ 261,000	880	0	7	1927	4	3000	0	0	729 N 80TH ST
8	181480	1460	4/8/04	\$ 450,000	890	1080	7	1916	4	3608	0	0	747 N 66TH ST
8	181480	0155	6/10/04	\$ 415,000	900	900	7	1925	4	2520	0	0	6802 LINDEN AV N

**Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	732190	0065	12/1/04	\$ 351,500	910	0	7	1915	4	2590	0	0	6520 GREENWOOD AV N
8	643050	0202	2/24/03	\$ 302,500	910	160	7	1923	4	3468	0	0	352 N 82ND ST
8	009100	0015	8/4/03	\$ 300,000	910	0	7	1914	5	5000	0	0	313 N 78TH ST
8	669050	0350	9/3/03	\$ 344,000	920	220	7	1950	4	5000	2	0	333 N 79TH ST
8	192380	0075	4/29/03	\$ 216,000	920	400	7	1910	2	4500	0	0	526 N 78TH ST
8	192330	0005	2/20/03	\$ 305,000	930	0	7	1914	4	4500	0	0	557 N 80TH ST
8	062504	9174	7/30/04	\$ 334,000	940	170	7	1926	3	2800	0	0	7017 FREMONT AV N
8	643050	0196	4/5/04	\$ 310,000	940	200	7	1925	4	3876	0	0	351 N 83RD ST
8	233130	0060	2/20/03	\$ 316,000	940	0	7	1916	4	4356	5	0	523 N 68TH ST
8	009100	0140	4/28/03	\$ 309,950	950	100	7	1950	3	5000	0	0	346 N 78TH ST
8	009100	0115	4/21/04	\$ 370,000	950	290	7	1919	4	4000	0	0	326 N 78TH ST
8	643050	0164	10/13/03	\$ 285,000	950	0	7	1910	5	4590	0	0	548 N 82ND ST
8	379700	0635	11/2/04	\$ 439,000	960	0	7	1912	4	3900	0	0	701 N 79TH ST
8	643050	0018	4/30/04	\$ 360,000	960	0	7	1922	4	4080	0	0	542 N 80TH ST
8	379700	2505	7/28/04	\$ 325,000	960	0	7	1975	3	3000	0	0	724 N 75TH ST
8	643050	0243	4/7/03	\$ 335,000	960	960	7	1952	3	4080	0	0	543 N 84TH ST
8	643050	0264	6/16/04	\$ 289,950	960	0	7	1908	4	2170	0	0	8310 DAYTON AV N
8	643050	0032	12/17/04	\$ 399,000	970	0	7	1925	4	3774	0	0	518 N 80TH ST
8	643100	0335	9/26/04	\$ 390,000	970	400	7	1948	3	5100	0	0	721 N 84TH ST
8	181480	1210	10/6/03	\$ 379,900	970	0	7	1929	4	3200	0	0	6616 FREMONT AV N
8	062504	9186	7/1/03	\$ 349,000	970	0	7	1928	4	4000	0	0	550 N 71ST ST
8	643100	0635	10/5/04	\$ 328,000	980	0	7	1909	4	4590	0	0	938 N 84TH ST
8	336390	0145	3/21/03	\$ 311,000	980	540	7	1909	4	4000	0	0	335 N 71ST ST
8	643100	0640	1/28/04	\$ 254,000	990	0	7	1901	3	4590	0	0	934 N 84TH ST
8	946820	0121	7/7/04	\$ 373,000	990	400	7	1915	4	3600	0	0	414 N 67TH ST
8	270810	0190	2/4/03	\$ 267,500	990	0	7	1910	4	4000	2	0	328 N 74TH ST
8	643050	0241	10/6/04	\$ 339,500	1000	0	7	1918	3	5610	0	0	530 N 83RD ST
8	233130	0025	11/23/03	\$ 349,950	1000	140	7	1917	4	4356	0	0	547 N 68TH ST
8	336290	0565	10/22/03	\$ 277,000	1000	0	7	1906	3	3090	0	0	524 N 76TH ST
8	643000	0060	6/10/03	\$ 260,000	1000	0	7	1916	3	6120	0	0	922 N 80TH ST
8	379700	2070	8/23/04	\$ 376,950	1010	0	7	1922	4	3000	0	0	936 N 76TH ST

**Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	643050	0242	10/13/04	\$ 318,000	1010	0	7	1951	3	3774	0	0	535 N 84TH ST
8	336240	1346	11/3/03	\$ 389,900	1010	0	7	1906	5	4500	0	0	715 N 72ND ST
8	336240	1430	10/21/03	\$ 292,500	1010	0	7	1910	4	3000	0	0	730 N 71ST ST
8	336340	0505	7/2/03	\$ 291,500	1010	140	7	1917	3	3060	0	0	513 N 73RD ST
8	643050	0187	6/10/03	\$ 343,500	1020	170	7	1924	4	3800	0	0	8206 DAYTON AV N
8	946820	0129	12/6/04	\$ 402,000	1020	0	7	1915	5	3060	6	0	6709 DAYTON AV N
8	336240	0191	3/10/04	\$ 300,000	1020	420	7	1912	3	4590	0	0	751 N 75TH ST
8	669050	0105	10/17/03	\$ 271,500	1030	0	7	1906	4	4545	0	0	345 N 80TH ST
8	669050	0310	12/3/04	\$ 377,500	1040	830	7	1940	3	5000	2	0	315 N 79TH ST
8	270810	0540	2/7/03	\$ 307,000	1040	0	7	1918	3	2850	0	0	7402 DAYTON AV N
8	192380	0135	2/23/04	\$ 325,000	1040	1040	7	1925	4	3000	0	0	545 N 78TH ST
8	643000	0075	4/3/03	\$ 261,000	1040	0	7	1936	4	6120	0	0	914 N 80TH ST
8	643050	0180	8/10/04	\$ 345,000	1050	0	7	1915	3	3774	0	0	528 N 82ND ST
8	379700	2250	2/24/04	\$ 351,000	1060	0	7	1924	5	4000	0	0	906 N 75TH ST
8	233130	0212	7/25/03	\$ 387,000	1080	140	7	1923	5	3600	0	0	6623 FREMONT AV N
8	643100	0650	6/6/03	\$ 277,000	1090	0	7	1926	3	3060	0	0	930 N 84TH ST
8	181480	0295	7/21/03	\$ 355,000	1090	120	7	1925	4	5280	0	0	711 N 70TH ST
8	669050	0055	1/10/03	\$ 298,500	1090	0	7	1916	4	3030	2	0	319 N 80TH ST
8	181480	0970	2/13/03	\$ 339,777	1100	0	7	1918	4	4340	0	0	912 N 67TH ST
8	643050	0145	6/9/04	\$ 290,000	1100	0	7	1922	3	5610	0	0	325 N 82ND ST
8	643050	0287	8/10/04	\$ 317,000	1100	0	7	1940	5	3825	0	0	330 N 83RD ST
8	336240	0155	1/14/03	\$ 282,500	1100	0	7	1900	4	3060	0	0	773 N 75TH ST
8	379700	2450	3/24/04	\$ 320,000	1120	0	7	1910	4	4500	0	0	711 N 76TH ST
8	009100	0160	5/6/03	\$ 305,000	1120	0	7	1926	4	4000	0	0	356 N 78TH ST
8	379700	0505	8/16/04	\$ 380,000	1130	0	7	1919	4	4250	0	0	7819 LINDEN AV N
8	643050	0237	2/18/04	\$ 288,000	1130	0	7	1926	3	3774	0	0	551 N 84TH ST
8	379700	1380	9/23/03	\$ 280,000	1130	240	7	1912	4	3000	0	0	741 N 78TH ST
8	336290	0775	5/13/04	\$ 460,000	1140	450	7	1973	4	4635	0	0	536 N 75TH ST
8	379700	0290	11/23/04	\$ 276,000	1140	180	7	1925	4	2970	0	0	733 N 80TH ST
8	643050	0207	4/30/03	\$ 355,000	1150	0	7	1923	4	3774	0	0	342 N 82ND ST
8	009100	0070	7/23/04	\$ 404,350	1160	0	7	1948	3	4700	0	0	355 N 78TH ST

**Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	946820	0183	8/13/03	\$ 346,000	1160	520	7	1925	3	4480	0	0	6811 FREMONT AV N
8	643000	0785	8/4/04	\$ 265,950	1160	0	7	1929	3	3060	0	0	947 N 82ND ST
8	643050	0163	9/30/04	\$ 382,000	1190	0	7	1928	4	3068	0	0	556 N 82ND ST
8	233130	0298	8/5/04	\$ 443,000	1210	450	7	1958	4	3720	6	0	502 N 66TH ST
8	181480	1245	8/4/03	\$ 335,000	1220	0	7	1926	4	3240	0	0	6610 FREMONT AV N
8	270810	0740	4/7/03	\$ 325,000	1250	820	7	1913	4	4000	0	0	323 N 74TH ST
8	643000	0711	11/11/04	\$ 355,450	1260	0	7	1926	4	3060	2	0	8116 LINDEN AV N
8	643050	0291	4/28/03	\$ 305,000	1260	0	7	1928	3	4080	0	0	320 N 83RD ST
8	946820	0145	6/15/04	\$ 400,000	1270	0	7	1926	4	3410	0	0	502 N 68TH ST
8	062504	9116	7/29/03	\$ 372,780	1280	0	7	1926	4	3333	0	0	519 N 71ST ST
8	009100	0325	10/2/03	\$ 380,000	1280	0	7	1925	4	4761	0	0	7814 DAYTON AV N
8	379700	0975	9/13/04	\$ 312,000	1280	0	7	1916	4	3000	0	0	944 N 78TH ST
8	233130	0325	10/13/03	\$ 449,500	1290	600	7	1925	4	4712	2	0	524 N 66TH ST
8	643050	0117	7/30/04	\$ 401,000	1290	0	7	1914	5	3468	0	0	8116 DAYTON AV N
8	192380	0155	6/29/04	\$ 435,000	1290	0	7	1918	5	6000	0	0	535 N 78TH ST
8	379700	0455	3/21/03	\$ 345,000	1300	0	7	1906	5	4500	0	0	746 N 79TH ST
8	379700	1425	10/9/03	\$ 401,000	1310	0	7	1928	4	4500	0	0	717 N 78TH ST
8	181480	0510	11/29/04	\$ 325,000	1320	400	7	1927	4	2460	0	0	6719 LINDEN AV N
8	336240	1410	11/15/04	\$ 449,950	1330	150	7	1926	4	3000	0	0	718 N 71ST ST
8	062504	9208	6/10/03	\$ 380,000	1330	0	7	1926	4	3300	0	0	515 N 71ST ST
8	379700	2085	10/30/03	\$ 400,000	1330	600	7	1903	5	6000	0	0	946 N 76TH ST
8	192330	0015	5/9/03	\$ 308,000	1340	0	7	1925	4	4500	0	0	553 N 80TH ST
8	336340	0190	7/12/04	\$ 350,000	1350	0	7	1911	4	3090	0	0	312 N 73RD ST
8	379700	2350	2/9/04	\$ 449,500	1360	620	7	1926	5	4300	0	0	7517 LINDEN AV N
8	643100	0805	9/23/03	\$ 305,000	1380	0	7	1926	3	3300	2	0	8401 LINDEN AV N
8	379700	0345	8/13/03	\$ 280,000	1380	0	7	1928	4	3300	0	0	703 N 80TH ST
8	336240	1671	4/21/04	\$ 389,000	1410	0	7	1905	4	4080	4	0	925 N 71ST ST
8	379700	1230	4/7/04	\$ 341,950	1420	0	7	1925	4	4500	2	0	918 N 77TH ST
8	336390	0075	10/27/04	\$ 449,950	1440	0	7	1909	4	5300	0	0	316 N 71ST ST
8	946820	0070	2/11/03	\$ 365,000	1450	0	7	1918	4	4800	4	0	411 N 68TH ST
8	181480	0560	4/1/04	\$ 399,950	1490	0	7	1916	4	4464	0	0	735 N 68TH ST

**Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	181480	0085	3/22/04	\$ 496,000	1500	160	7	1926	4	4648	0	0	915 N 70TH ST
8	379700	0105	10/9/03	\$ 350,000	1500	0	7	1914	4	4500	0	0	907 N 80TH ST
8	643050	0015	9/7/04	\$ 299,000	1520	600	7	1926	4	4080	0	0	534 N 80TH ST
8	379700	0180	7/17/03	\$ 360,000	1560	0	7	1920	4	4500	2	0	930 N 79TH ST
8	270810	0670	12/5/03	\$ 405,000	1580	0	7	1927	4	4080	0	0	555 N 74TH ST
8	379700	0760	12/8/03	\$ 314,950	1600	0	7	1924	4	4250	0	0	7807 LINDEN AV N
8	336340	0400	5/28/03	\$ 469,500	1660	230	7	1909	4	5712	2	0	348 N 72ND ST
8	336240	1645	11/12/04	\$ 442,000	1660	0	7	1925	5	4814	5	0	7009 AURORA AV N
8	192330	0210	9/19/03	\$ 398,350	1680	0	7	1925	4	4000	0	0	534 N 79TH ST
8	336240	1544	3/25/04	\$ 395,000	1700	0	7	1985	3	3000	0	0	911 N 72ND ST
8	946820	0086	8/15/04	\$ 706,000	1740	0	7	1924	5	5940	6	0	6812 PHINNEY AV N
8	379700	1240	11/18/04	\$ 467,000	1760	0	7	1922	5	6000	2	0	924 N 77TH ST
8	643050	0314	12/2/04	\$ 330,000	1770	0	7	1926	4	3675	0	0	554 N 84TH ST
8	336340	0185	4/2/04	\$ 480,000	1859	0	7	1908	4	3090	0	0	316 N 73RD ST
8	946820	0155	2/20/03	\$ 445,000	1900	900	7	1910	4	7350	0	0	516 N 68TH ST
8	336240	1605	8/26/03	\$ 481,000	1920	0	7	1926	5	4500	4	0	922 N 71ST ST
8	669050	0090	9/14/04	\$ 350,000	1970	1270	7	1913	2	6060	0	0	337 N 80TH ST
8	643000	0825	5/22/03	\$ 289,000	2060	0	7	1997	4	3060	0	0	946 N 82ND ST
8	336240	1590	7/22/04	\$ 431,875	2110	0	7	1908	3	3000	0	0	912 N 71ST ST
8	181480	0405	1/5/04	\$ 398,000	2270	580	7	1905	3	7440	0	0	718 N 68TH ST
8	336240	0185	3/25/03	\$ 440,000	2300	0	7	1998	3	4590	0	0	755 N 75TH ST
8	643050	0185	8/23/04	\$ 392,000	900	0	8	1931	3	3800	0	0	8212 DAYTON AV N
8	336290	0251	5/24/04	\$ 375,000	1050	500	8	1950	3	4635	2	0	339 N 77TH ST
8	062504	9153	4/30/03	\$ 410,000	1120	400	8	1947	3	4040	2	0	514 N 70TH ST
8	643000	0106	7/8/03	\$ 370,000	1250	650	8	1960	3	4950	0	0	8012 LINDEN AV N
8	643050	0353	7/7/04	\$ 400,000	1280	200	8	1926	4	3330	0	0	332 N 84TH ST
8	336240	1380	4/2/03	\$ 399,000	1340	0	8	1952	3	8100	0	0	7104 FREMONT AV N
8	643100	0245	2/16/04	\$ 330,000	1380	0	8	1988	3	3060	0	0	730 N 83RD ST
8	336240	1180	10/11/04	\$ 504,000	1390	0	8	1902	5	3060	0	0	724 N 72ND ST
8	669050	0385	9/10/04	\$ 444,000	1410	770	8	1932	4	4000	0	0	7819 DAYTON AV N
8	379700	1995	7/23/04	\$ 349,200	1440	0	8	1929	4	3000	2	0	902 N 76TH ST

**Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	379700	0205	10/10/03	\$ 319,000	1460	0	8	1987	3	2610	0	0	942 N 79TH ST
8	643000	0135	8/25/04	\$ 391,000	1480	0	8	1990	3	2346	0	0	919 N 81ST ST
8	379700	2010	10/20/03	\$ 331,600	1480	0	8	1980	3	2300	0	0	906 N 76TH ST
8	643000	0405	6/15/04	\$ 430,000	1490	350	8	1919	4	6120	0	0	756 N 81ST ST
8	946820	0105	3/18/04	\$ 589,000	1510	590	8	2001	3	3640	9	0	6817 FRANCIS AV N
8	336240	0455	10/16/03	\$ 330,000	1530	0	8	1985	3	3170	0	0	753 N 74TH ST
8	336390	0310	2/19/04	\$ 399,950	1540	0	8	1909	5	2700	2	0	7009 DAYTON AV N
8	379700	0085	8/6/04	\$ 375,000	1650	500	8	1928	5	4000	0	0	917 N 80TH ST
8	336290	0255	7/21/04	\$ 470,000	1680	0	8	1987	3	3090	4	0	337 N 77TH ST
8	181480	0715	2/3/04	\$ 445,000	1700	0	8	1998	3	3720	0	0	718 N 67TH ST
8	336340	0732	6/24/04	\$ 549,950	1780	540	8	2004	3	3000	0	0	501 N 72ND ST
8	379700	0204	3/23/04	\$ 360,000	1830	0	8	1987	3	3000	0	0	938 N 79TH ST
8	270810	0105	11/10/04	\$ 480,000	1890	0	8	1987	3	3060	0	0	355 N 75TH ST
8	379700	0385	9/21/04	\$ 465,000	1930	0	8	1998	3	3000	0	0	714 N 79TH ST
8	336390	0040	9/16/04	\$ 615,000	1940	530	8	1987	3	5000	0	0	334 N 71ST ST
8	181480	0010	8/20/03	\$ 550,000	1970	790	8	1925	4	3600	2	0	925 N 70TH ST
8	643050	0095	4/29/04	\$ 450,000	2150	0	8	1997	3	3060	0	0	533 N 82ND ST
8	643050	0095	4/22/03	\$ 400,000	2150	0	8	1997	3	3060	0	0	533 N 82ND ST
8	336290	0425	1/7/04	\$ 489,200	2220	760	8	1993	3	3090	4	0	360 N 76TH ST
8	379700	2385	12/30/03	\$ 470,000	2560	0	8	2001	3	3000	0	0	743 N 76TH ST
8	336240	1725	5/24/04	\$ 600,000	1850	500	9	1900	5	3000	2	0	7000 LINDEN AV N
8	336290	0270	4/27/04	\$ 680,000	2180	830	9	2001	3	3751	2	0	329 N 77TH ST
8	336290	0220	9/1/04	\$ 675,000	2280	700	9	2001	3	3832	2	0	357 N 77TH ST
8	336240	1095	3/28/03	\$ 580,000	2420	0	9	2003	3	6120	0	0	723 N 73RD ST
8	181480	0920	3/10/04	\$ 689,444	2640	700	9	2003	3	3719	0	0	903 N 68TH ST
8	181480	0925	4/27/04	\$ 668,820	2640	700	9	2003	3	3719	0	0	6716 LINDEN AV N
8	336240	0606	4/15/03	\$ 589,245	2660	0	9	2003	3	4635	0	0	736 N 73RD ST
11	276830	1465	6/18/04	\$ 224,500	600	0	5	1902	4	2500	0	0	834 NW 50TH ST
11	198220	1521	7/2/03	\$ 180,000	700	0	5	1910	4	2125	0	0	4910 9TH AV NW
11	198220	1520	6/17/03	\$ 200,000	710	0	5	1910	4	2126	0	0	4918 9TH AV NW
11	251600	0275	9/12/03	\$ 235,000	600	0	6	1905	4	3000	0	0	4223 5TH AV NW

**Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	661000	0750	8/12/03	\$ 249,950	620	0	6	1916	4	3302	0	0	106 N 43RD ST
11	198220	1490	10/14/04	\$ 251,500	640	0	6	1910	4	3340	0	0	622 NW 49TH ST
11	193030	0736	7/23/03	\$ 263,000	660	0	6	1952	4	2400	0	0	4115 DAYTON AV N
11	751750	0485	11/23/04	\$ 315,000	660	220	6	1947	4	4655	0	0	114 NW 45TH ST
11	251600	0300	6/6/03	\$ 233,500	690	0	6	1905	4	3500	0	0	4209 5TH AV NW
11	812970	0510	4/24/03	\$ 256,000	700	0	6	1925	4	2669	0	0	4313 FRANCIS AV N
11	193030	0095	1/16/03	\$ 260,000	730	0	6	1912	4	1800	0	0	601 N 42ND ST
11	276830	1275	1/7/04	\$ 208,000	770	0	6	1909	3	2500	0	0	833 NW 52ND ST
11	047500	0555	2/26/03	\$ 267,450	780	390	6	1908	4	5000	0	0	5312 6TH AV NW
11	198220	0105	6/1/04	\$ 240,000	800	210	6	1910	4	3340	0	0	312 NW 49TH ST
11	047500	0495	6/26/03	\$ 265,000	830	0	6	1920	4	5000	0	0	616 NW 53RD ST
11	197220	1485	11/21/03	\$ 260,000	840	0	6	1919	4	3360	0	0	3828 LINDEN AV N
11	661000	0030	1/21/04	\$ 317,000	880	150	6	1910	4	4400	0	0	4220 3RD AV NW
11	047500	0710	10/27/04	\$ 368,000	940	180	6	1906	3	5000	0	0	341 NW 53RD ST
11	047500	0710	7/22/04	\$ 359,000	940	180	6	1906	3	5000	0	0	341 NW 53RD ST
11	858440	0090	6/15/04	\$ 363,000	1020	0	6	1922	4	3243	0	0	4127 PALATINE AV N
11	858440	0215	5/18/04	\$ 340,550	1060	600	6	1923	4	6086	0	0	4120 PALATINE AV N
11	251600	0525	5/9/03	\$ 339,950	1240	0	6	1905	4	5000	0	0	4207 4TH AV NW
11	197220	1555	11/8/03	\$ 230,000	1450	0	6	1904	2	3152	0	0	3630 LINDEN AV N
11	251600	0320	3/22/04	\$ 318,000	1510	0	6	1905	3	5000	0	0	4314 6TH AV NW
11	193030	1295	9/7/04	\$ 309,000	1840	0	6	1911	3	4000	0	0	3920 GREENWOOD AV N
11	198220	0050	9/21/04	\$ 334,000	730	100	7	1929	4	3340	0	0	335 NW 50TH ST
11	198220	0045	9/8/03	\$ 310,000	730	0	7	1996	4	3340	0	0	339 NW 50TH ST
11	132430	0465	9/8/04	\$ 430,000	760	590	7	1928	4	5500	0	0	3955 GREENWOOD AV N
11	858440	0135	7/19/04	\$ 362,000	770	120	7	1919	3	4126	0	0	4134 1ST AV NW
11	197220	1390	9/17/04	\$ 265,000	770	0	7	1902	4	1739	0	0	3841 LINDEN AV N
11	197220	1390	7/30/03	\$ 232,000	770	0	7	1902	4	1739	0	0	3841 LINDEN AV N
11	251600	0460	7/26/04	\$ 376,000	790	0	7	1990	4	5000	0	0	4208 5TH AV NW
11	047500	0525	3/25/03	\$ 275,000	790	190	7	1944	3	4100	0	0	640 NW 53RD ST
11	193030	0915	12/22/04	\$ 354,300	800	440	7	1951	4	4800	0	0	4029 DAYTON AV N
11	661000	0895	9/18/03	\$ 317,000	800	0	7	1949	4	6600	0	0	4244 1ST AV NW

**Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	198220	1245	10/1/04	\$ 280,000	810	0	7	1951	3	3880	0	0	612 NW 47TH ST
11	198220	0290	10/12/04	\$ 351,000	810	150	7	1949	4	3526	4	0	4803 3RD AV NW
11	193030	0520	7/30/04	\$ 322,000	810	0	7	1904	4	2400	0	0	4004 DAYTON AV N
11	661000	0670	7/9/03	\$ 297,500	810	280	7	1951	3	5040	0	0	102 NW 43RD ST
11	661000	0435	10/18/04	\$ 322,900	810	0	7	1940	4	5500	4	0	4327 2ND AV NW
11	251600	0380	9/6/04	\$ 272,000	820	0	7	1916	4	3800	0	0	4306 5TH AV NW
11	193030	0730	10/8/04	\$ 399,200	830	200	7	1957	4	2400	6	0	4112 FRANCIS AV N
11	661000	0770	10/14/03	\$ 308,000	840	0	7	1952	4	4950	2	0	4418 1ST AV NW
11	198220	0015	6/25/04	\$ 326,574	840	100	7	1915	4	2600	0	0	363 NW 50TH ST
11	132430	0445	11/30/04	\$ 364,000	840	0	7	1924	4	3350	0	0	107 NW 40TH ST
11	132430	0445	1/13/03	\$ 329,500	840	0	7	1924	4	3350	0	0	107 NW 40TH ST
11	751750	0265	2/19/04	\$ 270,000	840	360	7	1942	2	3600	0	0	213 NW 47TH ST
11	193030	0410	11/15/04	\$ 367,000	850	0	7	1911	4	4320	0	0	3960 DAYTON AV N
11	193030	0410	9/16/03	\$ 321,000	850	0	7	1911	4	4320	0	0	3960 DAYTON AV N
11	744500	0110	10/1/03	\$ 297,500	850	180	7	1918	4	3240	0	0	108 NW 41ST ST
11	193030	1220	3/13/03	\$ 289,950	890	0	7	1928	4	2400	0	0	400 N 39TH ST
11	193030	1200	9/3/03	\$ 294,000	890	140	7	1928	4	2400	0	0	405 N BOWDOIN PL
11	198220	1225	8/20/04	\$ 314,150	910	0	7	1949	4	4850	0	0	4715 6TH AV NW
11	661000	0661	3/19/03	\$ 299,500	910	0	7	1951	3	4250	0	0	4301 1ST AV NW
11	798640	0655	3/3/03	\$ 340,000	910	590	7	1956	4	4500	7	0	208 NW 48TH ST
11	751750	0465	10/25/04	\$ 458,000	920	400	7	1920	4	4800	4	0	111 NW 46TH ST
11	198220	0675	9/28/04	\$ 415,000	940	260	7	1920	4	3840	0	0	304 NW 46TH ST
11	047500	0850	8/29/03	\$ 333,000	940	0	7	1920	4	5000	0	0	629 NW 53RD ST
11	661000	0890	11/12/03	\$ 369,500	940	0	7	1952	4	6600	0	0	4238 1ST AV NW
11	858440	0230	8/18/04	\$ 352,500	940	100	7	1952	4	6404	0	0	4130 PALATINE AV N
11	858440	0080	8/27/03	\$ 348,000	940	300	7	1951	4	5086	4	0	4129 PALATINE AV N
11	661000	0690	11/3/03	\$ 385,000	940	940	7	1959	4	6600	10	0	4420 2ND AV NW
11	047500	1010	1/13/04	\$ 369,000	950	220	7	1928	4	5000	0	0	613 NW 52ND ST
11	198220	0670	5/7/04	\$ 345,000	950	0	7	1948	4	3270	4	0	4603 3RD AV NW
11	661000	0470	8/12/04	\$ 375,000	950	860	7	1950	3	5500	6	0	4204 BAKER AV NW
11	751750	0473	7/6/04	\$ 402,500	960	260	7	1951	3	6000	4	0	121 NW 46TH ST

**Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	569350	0660	6/24/03	\$ 329,500	960	0	7	1901	4	3300	0	0	508 N 43RD ST
11	193030	0950	3/4/03	\$ 285,000	960	0	7	1906	3	4800	0	0	4001 DAYTON AV N
11	193030	1405	12/17/04	\$ 400,000	970	250	7	1952	4	4000	0	0	4028 GREENWOOD AV N
11	798640	0630	4/2/03	\$ 370,000	970	0	7	1954	4	4000	8	0	225 NW 49TH ST
11	047500	1000	7/6/04	\$ 300,000	970	170	7	1928	4	3400	0	0	621 NW 52ND ST
11	181980	0300	7/20/04	\$ 385,500	980	400	7	1907	4	4400	0	0	211 NW 41ST ST
11	198220	0325	9/24/03	\$ 285,000	980	0	7	1947	4	4850	0	0	330 NW 48TH ST
11	198220	1195	7/7/03	\$ 269,950	980	0	7	1944	3	4850	0	0	625 NW 48TH ST
11	198220	0595	8/11/04	\$ 379,950	990	500	7	1944	4	4850	0	0	355 NW 47TH ST
11	047500	1376	6/7/04	\$ 315,000	990	450	7	1942	4	4000	0	0	643 NW 51ST ST
11	132430	0640	7/8/03	\$ 453,000	1000	800	7	1993	3	5500	0	0	120 NW 40TH ST
11	661000	0245	9/16/03	\$ 326,501	1000	0	7	1924	4	4400	0	0	4432 3RD AV NW
11	193030	0630	6/11/03	\$ 350,000	1010	260	7	1921	3	3200	0	0	4102 DAYTON AV N
11	661000	0280	12/8/04	\$ 460,000	1020	0	7	1950	4	4400	4	0	4417 BAKER AV NW
11	198220	0280	7/16/03	\$ 347,000	1030	400	7	1950	3	3880	4	0	305 NW 49TH ST
11	661000	0180	2/3/04	\$ 310,000	1030	0	7	1942	3	4400	0	0	4319 BAKER AV NW
11	744200	0010	8/21/03	\$ 360,000	1040	400	7	2001	3	4517	0	0	501 NW 42ND ST
11	193030	0040	11/29/04	\$ 335,000	1040	120	7	1907	4	4000	0	0	4107 FREMONT AV N
11	661000	0950	6/20/03	\$ 470,000	1050	940	7	2003	3	6600	0	0	4209 PALATINE AV N
11	661000	0820	3/11/04	\$ 354,000	1050	0	7	1947	4	4950	2	0	4345 PALATINE AV N
11	812970	0975	2/24/04	\$ 280,000	1050	0	7	1925	3	4000	0	0	4215 FRANCIS AV N
11	569350	0845	1/8/03	\$ 280,000	1050	0	7	1906	4	3250	0	0	4317 EVANSTON AV N
11	047500	0660	4/9/03	\$ 389,000	1070	1060	7	1992	3	5000	0	0	346 NW 53RD ST
11	661000	0455	11/4/04	\$ 364,000	1070	260	7	1946	4	5500	0	0	208 NW 43RD ST
11	812970	0905	7/27/04	\$ 390,000	1080	0	7	1993	5	5000	0	0	4222 GREENWOOD AV N
11	276830	1444	10/9/03	\$ 308,500	1080	300	7	2001	3	1680	0	0	810 NW 50TH ST
11	198220	1215	6/15/04	\$ 325,000	1080	0	7	1944	4	4365	0	0	611 NW 48TH ST
11	198220	1355	7/1/04	\$ 385,490	1090	600	7	1944	3	4365	0	0	610 NW 48TH ST
11	198220	0430	2/20/03	\$ 350,000	1090	0	7	1944	4	3880	0	0	337 NW 48TH ST
11	198220	1385	6/3/04	\$ 332,000	1090	0	7	1944	3	4365	0	0	634 NW 48TH ST
11	198220	1465	9/15/04	\$ 342,000	1090	320	7	1944	4	4175	0	0	602 NW 49TH ST

**Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	812970	0200	10/17/03	\$ 301,500	1090	0	7	1906	3	3750	0	0	4411 FRANCIS AV N
11	132430	0397	5/6/03	\$ 357,000	1110	0	7	1947	4	5000	0	0	126 NW BOWDOIN PL
11	017000	0185	7/23/03	\$ 335,000	1120	0	7	1913	4	3200	0	0	425 NW 45TH ST
11	569350	0980	11/23/04	\$ 430,000	1130	140	7	1924	4	3200	0	0	4401 DAYTON AV N
11	661000	0370	8/26/03	\$ 424,900	1130	0	7	1927	4	3850	4	0	4411 2ND AV NW
11	569350	0035	2/9/04	\$ 381,000	1130	0	7	1921	4	2200	0	0	4207 DAYTON AV N
11	193030	1290	4/7/03	\$ 325,000	1130	0	7	1906	4	4000	0	0	3914 GREENWOOD AV N
11	860590	0125	9/28/04	\$ 368,300	1140	0	7	1909	4	3000	0	0	4343 4TH AV NW
11	017000	0030	6/11/03	\$ 314,000	1140	0	7	1914	4	3779	0	0	4409 3RD AV NW
11	569350	1180	12/3/03	\$ 355,000	1140	0	7	1940	4	2500	0	0	515 N 45TH ST
11	132430	0082	2/20/03	\$ 331,000	1180	470	7	1998	3	1988	0	0	125 N BOWDOIN PL
11	276830	1376	1/9/04	\$ 325,000	1200	180	7	2002	3	1600	0	0	5108 9TH AV NW
11	812970	0950	2/10/03	\$ 373,000	1200	1080	7	1989	5	3500	0	0	4227 FRANCIS AV N
11	198220	0165	10/1/03	\$ 327,000	1220	120	7	1918	3	3340	0	0	362 NW 49TH ST
11	661000	0240	10/1/04	\$ 376,000	1220	570	7	1987	3	4400	0	0	4428 3RD AV NW
11	661000	0955	2/18/03	\$ 368,000	1220	0	7	1926	4	3000	0	0	114 N 42ND ST
11	661000	0410	9/19/03	\$ 332,321	1230	0	7	1913	3	5500	4	0	4328 BAKER AV NW
11	276830	1456	3/19/04	\$ 289,500	1260	0	7	2003	3	1401	0	0	828 NW 50TH ST
11	251600	0535	9/24/04	\$ 385,000	1270	140	7	1944	4	6600	0	0	4200 4TH AV NW
11	047500	0350	2/12/04	\$ 427,000	1280	150	7	1944	4	5000	0	0	640 NW 54TH ST
11	812970	0370	3/2/04	\$ 334,750	1290	0	7	2003	3	1000	0	0	456 N 44TH ST
11	193030	0455	6/15/04	\$ 412,000	1300	0	7	1908	5	4000	0	0	4031 EVANSTON AV N
11	193030	1030	10/6/03	\$ 321,000	1310	100	7	1906	4	4800	0	0	3957 DAYTON AV N
11	193030	0010	2/21/03	\$ 300,000	1310	140	7	1904	5	4117	0	0	4127 FREMONT AV N
11	047500	1400	12/7/04	\$ 478,000	1320	600	7	1930	4	5000	0	0	621 NW 51ST ST
11	952210	0500	2/28/03	\$ 280,000	1320	0	7	1927	4	3750	0	0	309 N 46TH ST
11	812970	0372	10/23/03	\$ 350,000	1330	0	7	2003	3	1304	0	0	458 N 44TH ST
11	198220	1560	6/2/04	\$ 295,000	1340	390	7	1991	3	2087	0	0	823 NW 50TH ST
11	812970	0130	4/23/03	\$ 369,000	1350	0	7	1908	5	5000	0	0	4428 GREENWOOD AV N
11	661000	0220	6/25/03	\$ 305,000	1350	0	7	1928	4	4400	0	0	4412 3RD AV NW
11	198220	1415	2/27/04	\$ 293,150	1370	0	7	1916	4	3530	0	0	641 NW 50TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	812970	0369	11/17/03	\$ 355,000	1400	0	7	2003	3	1722	0	0	4402 FRANCIS AV N
11	047500	0260	3/12/03	\$ 345,000	1420	0	7	1926	4	3750	0	0	5407 6TH AV NW
11	132430	0485	5/15/03	\$ 485,000	1430	480	7	1921	3	5000	0	0	118 N BOWDOIN PL
11	569350	0220	10/22/04	\$ 390,000	1440	0	7	1926	4	5000	0	0	507 N 43RD ST
11	017000	0132	11/20/03	\$ 395,000	1450	0	7	2003	3	4800	0	0	4403 4TH AV NW
11	952210	0520	12/10/04	\$ 389,950	1460	0	7	1928	3	3750	0	0	319 N 46TH ST
11	181980	0140	12/18/03	\$ 368,500	1470	300	7	1946	3	4760	6	0	4117 2ND AV NW
11	569350	0060	9/24/04	\$ 389,000	1490	0	7	1909	3	3850	0	0	4217 DAYTON AV N
11	198220	0810	2/18/03	\$ 290,000	1490	0	7	1960	3	3880	0	0	327 NW 46TH ST
11	193030	1530	8/13/03	\$ 540,000	1520	150	7	1920	5	4000	0	0	4016 PHINNEY AV N
11	812970	0990	9/24/04	\$ 429,000	1530	220	7	1925	4	4000	0	0	4205 FRANCIS AV N
11	132430	0550	6/16/04	\$ 502,000	1540	0	7	1926	4	5500	0	0	122 N 40TH ST
11	858440	0240	10/23/03	\$ 410,000	1540	990	7	2000	3	5286	0	0	4134 PALATINE AV N
11	661000	0730	7/30/03	\$ 506,000	1550	0	7	1951	5	5500	8	0	4425 1ST AV NW
11	193030	1130	6/23/03	\$ 370,000	1560	600	7	1927	4	3600	0	0	431 N BOWDOIN PL
11	047500	0890	5/12/03	\$ 382,500	1570	770	7	1910	3	4000	0	0	608 NW 52ND ST
11	047500	1279	9/29/03	\$ 380,000	1570	1530	7	1945	4	7000	6	0	5001 3RD AV NW
11	047500	0470	6/16/03	\$ 335,000	1570	0	7	1924	4	5000	0	0	607 NW 54TH ST
11	661000	0425	8/12/04	\$ 439,480	1580	610	7	1931	3	3454	4	0	4335 2ND AV NW
11	047500	1485	10/18/04	\$ 408,000	1590	0	7	1947	3	5000	0	0	640 NW 50TH ST
11	251600	0325	3/11/04	\$ 327,043	1590	0	7	1905	4	5000	0	0	4316 6TH AV NW
11	198220	0895	10/25/04	\$ 378,150	1600	780	7	1922	3	3760	0	0	406 NW 45TH ST
11	193130	1106	3/29/04	\$ 325,000	1600	0	7	1996	3	2401	0	0	3910 LINDEN AV N
11	193130	1105	8/18/03	\$ 320,000	1600	0	7	1996	3	4800	0	0	3908 LINDEN AV N
11	751750	0310	9/3/03	\$ 393,000	1620	0	7	1916	4	6198	0	0	256 NW 46TH ST
11	047500	0975	4/27/04	\$ 403,000	1640	0	7	1983	4	5000	0	0	639 NW 52ND ST
11	122503	9024	9/3/03	\$ 390,000	1690	0	7	1929	4	4000	0	0	833 NW 54TH ST
11	276830	1457	3/19/04	\$ 299,500	1690	0	7	2003	3	1291	0	0	826 NW 50TH ST
11	952210	0575	9/30/03	\$ 450,000	1740	0	7	1927	4	3750	0	0	312 N 45TH ST
11	751750	0500	7/23/03	\$ 430,000	1740	490	7	1912	4	7200	0	0	102 NW 45TH ST
11	193030	0726	6/16/04	\$ 599,000	1760	590	7	1989	3	3040	4	0	4119 DAYTON AV N

**Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	193030	0475	8/21/03	\$ 530,000	1800	0	7	1906	5	5600	0	0	4017 EVANSTON AV N
11	132430	0280	11/10/04	\$ 500,950	1810	0	7	1919	4	3334	0	0	204 NW BOWDOIN PL
11	047500	1450	4/24/03	\$ 332,000	1810	180	7	1917	4	4500	0	0	612 NW 50TH ST
11	569350	1440	11/18/04	\$ 376,000	1840	0	7	1904	3	5000	0	0	4434 EVANSTON AV N
11	569350	0901	7/9/04	\$ 385,000	1910	120	7	1908	3	5000	0	0	464 N 43RD ST
11	812970	0795	8/12/03	\$ 396,000	1920	0	7	1914	4	3500	6	0	4227 PHINNEY AV N
11	193030	0655	5/28/04	\$ 557,500	1970	780	7	1999	3	6400	0	0	4114 DAYTON AV N
11	812970	0165	12/11/03	\$ 404,000	2090	0	7	1922	4	4250	0	0	4427 FRANCIS AV N
11	193030	0025	4/30/04	\$ 315,000	2110	0	7	1906	2	4000	0	0	4119 FREMONT AV N
11	132430	0590	10/4/04	\$ 659,000	2130	0	7	1908	4	5720	0	0	102 N 40TH ST
11	047500	1320	12/12/03	\$ 440,000	2130	1300	7	1955	4	5000	0	0	342 NW 50TH ST
11	193030	1505	6/24/03	\$ 475,200	2220	900	7	1914	3	5000	4	0	4128 GREENWOOD AV N
11	798640	0645	8/13/03	\$ 665,000	2270	0	7	1911	5	6000	10	0	202 NW 48TH ST
11	132430	0092	4/9/03	\$ 367,500	2360	1280	7	1904	3	3526	0	0	3919 GREENWOOD AV N
11	661000	0835	6/17/04	\$ 550,000	890	0	8	1914	5	4400	6	0	4323 PALATINE AV N
11	198220	0150	3/8/04	\$ 406,000	920	920	8	2000	3	3340	0	0	346 NW 49TH ST
11	198220	0150	5/10/03	\$ 379,000	920	920	8	2000	3	3340	0	0	346 NW 49TH ST
11	132430	0670	11/7/03	\$ 420,000	1010	240	8	2000	3	1250	0	0	4011 2ND AV NW
11	197220	1392	10/13/03	\$ 368,500	1250	0	8	2002	3	1621	0	0	3840 FREMONT AV N
11	569350	0791	7/13/04	\$ 432,500	1260	0	8	1999	3	1458	0	0	509 N 44TH ST
11	798640	1291	6/26/03	\$ 398,000	1320	920	8	1979	3	5206	6	0	131 NW 48TH ST
11	661000	0306	5/1/04	\$ 518,180	1400	200	8	1910	4	3151	0	0	4402 BAKER AV NW
11	661000	0135	7/22/03	\$ 290,000	1430	550	8	1954	3	4400	0	0	4324 3RD AV NW
11	661000	0145	7/29/03	\$ 400,000	1570	1220	8	1958	3	4400	0	0	4332 3RD AV NW
11	661000	0591	7/23/03	\$ 375,000	1570	490	8	1960	3	5500	8	0	4229 1ST AV NW
11	798640	0450	5/19/03	\$ 471,500	1680	1070	8	1961	4	6000	4	0	238 NW 49TH ST
11	812970	0563	6/5/03	\$ 415,000	1680	400	8	2001	3	2000	0	0	4318 D PHINNEY AV N
11	812970	0232	2/13/03	\$ 447,500	1690	420	8	2002	3	1991	0	0	408 N 44TH ST
11	812970	0231	2/13/03	\$ 449,950	1690	420	8	2002	3	1991	0	0	406 N 44TH ST
11	193030	1015	5/17/04	\$ 575,000	1720	400	8	1996	4	4800	4	0	3963 DAYTON AV N
11	251600	0410	2/10/04	\$ 454,000	1770	0	8	1992	3	3000	0	0	4318 5TH AV NW

**Improved Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	661000	0840	12/7/04	\$ 624,950	1860	350	8	1914	5	4400	6	0	4319 PALATINE AV N
11	181980	0024	5/24/04	\$ 469,000	1870	540	8	2004	3	1983	0	0	4124 3RD AV NW
11	047500	1395	4/23/03	\$ 404,400	1890	1350	8	1966	3	5000	0	0	627 NW 51ST ST
11	132430	0345	3/30/04	\$ 589,000	2000	220	8	1978	3	5000	0	0	223 NW 40TH ST
11	812970	0046	9/23/04	\$ 585,000	2110	370	8	1998	3	2210	0	0	4415 PHINNEY AV N
11	047500	1170	9/4/03	\$ 590,000	2400	1000	8	1997	3	5000	0	0	326 NW 51ST ST
11	193030	1445	8/18/03	\$ 565,000	1520	1040	9	1986	3	4800	4	0	4107 PHINNEY AV N
11	751750	0172	3/17/04	\$ 649,000	2130	700	9	2000	3	3999	0	0	4614 2ND AV NW
11	193030	0195	4/28/04	\$ 670,000	2210	0	9	2004	3	4000	0	0	4032 EVANSTON AV N
11	193030	0200	6/2/04	\$ 695,000	2240	0	9	2004	3	4000	0	0	4036 EVANSTON AV N
11	798640	1290	9/30/04	\$ 595,000	2280	720	9	1980	3	5729	8	0	135 NW 48TH ST
11	661000	0861	6/25/03	\$ 550,000	2580	0	9	1988	3	3300	8	0	102 N 42ND ST
11	751750	0440	9/23/04	\$ 757,500	2660	620	9	2004	3	3600	4	0	4501 2ND AV NW
11	661000	0590	8/26/03	\$ 705,000	2790	1000	9	1981	3	5500	8	0	4233 1ST AV NW

**Improved Sales Removed from this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	045500	0841	6/24/03	\$299,500	NON-REPRESENTATIVE SALE
3	138380	0031	3/23/03	\$225,000	TEAR DOWN
3	751750	0010	5/19/03	\$375,000	QUESTIONABLE DATA
3	751750	0035	4/22/03	\$425,000	UNFINISHED AREA
3	798640	0135	8/28/03	\$360,000	UNFINISHED AREA
3	798640	0985	9/15/03	\$440,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
3	798640	1020	1/29/04	\$369,000	QUESTIONABLE DATA
3	928780	0045	2/14/03	\$345,000	QUESTIONABLE DATA
3	928780	0045	6/29/04	\$131,212	QUIT CLAIM DEED; DOR RATIO
3	928780	0135	9/16/03	\$250,000	NON-REPRESENTATIVE SALE
3	928780	1240	10/10/03	\$354,950	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	928780	1950	9/2/04	\$499,777	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	928780	2545	8/24/03	\$345,000	VALUE CHANGED BY APPEAL
3	952110	0516	6/10/04	\$430,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	952110	0520	8/26/04	\$280,000	UNFINISHED AREA
3	952110	0540	10/16/03	\$427,500	UNFINISHED AREA
3	952110	0805	11/12/04	\$430,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
3	952110	0805	7/18/03	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	952110	0830	5/22/03	\$100,000	DOR RATIO
3	952110	0940	7/30/03	\$435,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
3	952210	0235	9/20/04	\$ 95,000	QUIT CLAIM DEED; DOR RATIO
3	952210	0275	12/22/04	\$548,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
3	952210	0275	3/2/04	\$403,750	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
3	952310	1555	3/5/04	\$379,211	NO MARKET EXPOSURE
3	952310	1640	9/28/03	\$469,000	EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	952310	2120	8/31/04	\$487,000	UNFINISHED AREA
3	952310	2240	7/8/04	\$495,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
3	952310	2300	3/11/04	\$355,000	UNFINISHED AREA
3	952310	2300	11/8/04	\$895,000	UNFINISHED AREA; ACTIVE PERMIT BEFORE SALE >25K
3	952310	2480	1/5/04	\$273,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	952310	3196	8/13/04	\$191,273	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
3	952310	3196	8/13/04	\$191,273	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
3	952310	3426	10/20/04	\$729,000	QUESTIONABLE DATA
3	952310	4285	2/6/03	\$412,000	RELOCATION - SALE TO SERVICE
3	952310	4300	5/11/04	\$385,000	1031 TRADE
3	952310	4545	4/21/04	\$802,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
3	952310	4700	10/27/03	\$192,325	QUIT CLAIM DEED; DOR RATIO
3	952510	0026	6/10/04	\$280,000	NO MARKET EXPOSURE
3	952560	0170	5/7/03	\$290,000	NON-REPRESENTATIVE SALE
3	952560	0190	2/23/04	\$400,963	RELOCATION - SALE TO SERVICE
3	953010	0055	12/5/04	\$499,999	RELOCATION - SALE TO SERVICE
3	953010	0580	2/24/04	\$ 98,821	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
3	953010	0580	3/24/04	\$ 98,821	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
3	953010	0610	9/16/03	\$349,000	QUESTIONABLE PER APPRAISER
3	953010	0725	5/28/04	\$250,000	NON-REPRESENTATIVE SALE
3	953010	0875	11/26/03	\$285,500	QUESTIONABLE PER APPRAISER

**Improved Sales Removed from this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	953010	1170	9/26/03	\$195,000	% COMPLETE; DOR RATIO
3	953010	1185	3/16/04	\$415,000	UNFINISHED AREA
3	953010	1370	3/13/03	\$250,000	DOR RATIO
3	953010	1745	3/17/04	\$230,000	GOVERNMENT AGENCY; QUIT CLAIM DEED
8	009100	0025	3/3/04	\$425,000	IMPROVEMENT COUNT
8	009100	0125	6/4/03	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	181480	0060	5/12/04	\$775,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
8	181480	0160	8/26/04	\$379,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
8	181480	0895	8/27/03	\$315,000	IMPROVEMENT COUNT
8	181480	1040	4/5/04	\$300,000	NO MARKET EXPOSURE
8	181480	1040	7/7/04	\$445,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
8	181480	1055	4/16/03	\$149,473	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
8	192380	0045	3/29/03	\$277,500	RELOCATION - SALE TO SERVICE
8	270810	0060	8/25/04	\$525,000	IMPROVEMENT COUNT
8	270810	0540	10/2/03	\$375,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
8	336240	0210	7/15/04	\$485,000	NO MARKET EXPOSURE
8	336240	1131	4/30/03	\$287,500	NO MARKET EXPOSURE
8	336240	1140	8/29/03	\$297,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	336240	1335	8/18/04	\$459,950	STATEMENT TO DOR
8	336240	1540	5/3/04	\$405,000	IMPROVEMENT COUNT
8	336240	1716	11/23/04	\$442,500	1031 TRADE
8	336240	1821	4/20/04	\$800,000	QUESTIONABLE DATA
8	336240	1850	5/14/04	\$500,000	IMPROVEMENT COUNT
8	336340	0115	6/11/03	\$385,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	336340	0530	1/6/04	\$350,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	336340	0732	2/28/03	\$183,000	STATEMENT TO DOR; DOR RATIO
8	336390	0300	5/3/04	\$859,000	LIMITED REPRESENTATION
8	379700	0085	8/31/04	\$625,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
8	379700	0380	11/29/04	\$390,000	NO MARKET EXPOSURE
8	379700	0590	9/27/04	\$450,000	PREVIOUS IMPROVEMENT <=10K
8	379700	0725	5/29/03	\$216,500	TEAR DOWN; DOR RATIO
8	379700	1570	8/23/04	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	379700	1730	4/7/04	\$460,840	PERSONAL PROPERTY INCLUDED
8	379700	2285	11/14/03	\$337,000	OBSOLESCENCE
8	379700	2355	12/12/03	\$218,063	RELATED PARTY, FRIEND, OR NEIGHBOR
8	643000	0265	6/23/03	\$307,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	643000	0580	6/14/04	\$375,000	SEGREGATION AND/OR MERGER
8	643000	0770	8/12/04	\$125,000	PARTIAL INTEREST (103, 102, ETC.); AND OTHER WARNINGS
8	643000	0770	5/19/04	\$105,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
8	643050	0015	5/27/03	\$ 61,343	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
8	643050	0016	4/29/03	\$228,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	643050	0041	11/14/03	\$204,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	643050	0070	12/23/03	\$266,500	TRADE
8	643050	0095	4/27/04	\$450,000	RELOCATION - SALE TO SERVICE
8	643050	0096	9/30/04	\$278,400	RELATED PARTY, FRIEND, OR NEIGHBOR
8	643050	0118	5/20/03	\$225,500	NO MARKET EXPOSURE

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Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	643050	0165	4/25/03	\$395,000	DIAGNOSTIC OUTLIER
8	643050	0166	10/29/04	\$250,000	RELOCATION - SALE TO SERVICE
8	643050	0198	2/26/03	\$213,000	NO MARKET EXPOSURE
8	643050	0198	11/6/03	\$213,000	NO MARKET EXPOSURE
8	643050	0208	7/8/03	\$305,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	643050	0234	12/10/04	\$ 81,600	OBSOLESCENCE; DOR RATIO
8	643050	0263	11/1/04	\$114,000	QUIT CLAIM DEED; DOR RATIO
8	643050	0266	4/24/03	\$266,500	NO MARKET EXPOSURE
8	643050	0344	8/6/03	\$158,000	NO MARKET EXPOSURE
8	643100	0205	4/23/03	\$147,500	QUIT CLAIM DEED; DOR RATIO
8	643100	0805	9/20/03	\$305,000	RELOCATION - SALE TO SERVICE
8	669050	0105	9/17/03	\$271,500	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
8	675870	0050	4/22/03	\$419,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	946820	0025	8/30/04	\$257,500	STATEMENT TO DOR; PREVIOUS IMPROVEMENT <=10K
8	946820	0106	7/14/04	\$710,000	QUESTIONABLE DATA
8	946820	0130	5/18/03	\$ 81,850	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
11	017000	0130	4/2/03	\$237,525	TEAR DOWN; % COMPLETE; DOR RATIO
11	047500	0090	3/24/03	\$250,000	EXEMPT FROM EXCISE TAX
11	047500	0100	10/10/03	\$ 61,667	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
11	047500	0190	6/3/04	\$370,000	OBSOLESCENCE
11	047500	1185	4/27/04	\$100,000	DOR RATIO
11	047500	1470	6/19/03	\$349,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
11	181980	0024	8/6/03	\$ 60,000	DOR RATIO
11	181980	0095	5/12/03	\$315,000	NO MARKET EXPOSURE
11	193030	0120	2/10/04	\$369,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	193030	0200	5/28/03	\$415,000	TEAR DOWN; SEGREGATION AND/OR MERGER
11	197220	1345	4/8/04	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	198220	0130	4/25/03	\$325,000	NO MARKET EXPOSURE
11	198220	0200	1/23/03	\$ 6,735	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
11	198220	0760	8/14/03	\$300,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
11	198220	0885	6/16/03	\$389,500	UNFINISHED AREA
11	198220	1175	4/22/03	\$ 48,909	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
11	198220	1455	2/9/03	\$115,965	STATEMENT TO DOR; DOR RATIO
11	198220	1565	4/19/03	\$259,000	OBSOLESCENCE
11	198220	1570	3/24/03	\$257,000	OBSOLESCENCE
11	251600	0305	6/25/04	\$386,000	% COMPLETE
11	276830	0680	10/17/03	\$301,000	OBSOLESCENCE
11	276830	1385	6/8/04	\$326,843	OBSOLESCENCE
11	276830	1420	4/21/04	\$329,950	OBSOLESCENCE; PREVIOUS IMPROVEMENT <=10K
11	276830	1420	6/2/03	\$262,500	OBSOLESCENCE; PREVIOUS IMPROVEMENT <=10K
11	276830	1435	4/26/04	\$435,000	OBSOLESCENCE; PREVIOUS IMPROVEMENT <=10K
11	276830	1435	2/24/03	\$285,000	OBSOLESCENCE; PREVIOUS IMPROVEMENT <=10K
11	276830	1455	2/25/04	\$232,993	NO MARKET EXPOSURE
11	276830	1455	4/23/03	\$210,000	TEAR DOWN
11	276830	1460	7/29/03	\$ 55,371	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
11	276830	1465	6/15/04	\$224,500	RELOCATION - SALE TO SERVICE

**Improved Sales Removed from this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	441310	0221	5/14/03	\$357,000	OBSOLESCENCE
11	569350	1150	6/17/03	\$309,200	% COMPLETE
11	569350	1150	9/14/04	\$455,000	% COMPLETE; ACTIVE PERMIT BEFORE SALE >25K
11	569350	1151	9/14/04	\$379,950	% COMPLETE; ACTIVE PERMIT BEFORE SALE >25K
11	569350	1152	9/28/04	\$378,450	ACTIVE PERMIT BEFORE SALE >25K
11	661000	0545	10/9/03	\$316,000	NON-REPRESENTATIVE SALE
11	661000	0810	9/30/04	\$430,000	GOVERNMENT AGENCY
11	661000	0830	5/10/03	\$ 30,363	PARTIAL INTEREST (103, 102, ETC.); AND OTHER WARNINGS
11	661000	0865	9/17/04	\$825,000	% COMPLETE; ACTIVE PERMIT BEFORE SALE >25K
11	661000	1005	10/28/03	\$330,000	OBSOLESCENCE
11	744200	0110	8/6/04	\$330,000	OBSOLESCENCE
11	751750	0145	6/22/04	\$476,000	NO MARKET EXPOSURE
11	751750	0145	6/22/04	\$340,000	NO MARKET EXPOSURE
11	751750	0175	5/21/04	\$750,000	QUESTIONABLE DATA
11	751750	0205	8/18/03	\$299,950	TRADE
11	751750	0435	5/15/03	\$250,000	NON-REPRESENTATIVE SALE
11	751750	0495	3/3/04	\$ 58,555	QUIT CLAIM DEED; DOR RATIO
11	798640	0520	9/25/03	\$510,000	MOBILE HOME
11	812970	0165	12/11/03	\$404,000	RELOCATION - SALE TO SERVICE
11	812970	0185	4/13/04	\$379,000	GOVERNMENT AGENCY; AND OTHER WARNINGS
11	812970	0255	4/13/04	\$340,000	OBSOLESCENCE; PREVIOUS IMPROVEMENT <=10K
11	812970	0265	12/2/04	\$549,500	OBSOLESCENCE
11	812970	0265	12/9/03	\$432,800	OBSOLESCENCE
11	812970	0270	7/24/03	\$445,500	OBSOLESCENCE
11	812970	0280	10/10/03	\$479,950	QUESTIONABLE DATA
11	812970	1060	4/3/03	\$325,000	PARTIAL INTEREST (103, 102, ETC.)
11	812970	1120	6/27/03	\$331,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
11	858440	0095	9/5/03	\$216,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
11	952210	0591	11/2/04	\$615,000	DIAGNOSTIC OUTLIER
11	953010	1030	7/6/04	\$395,000	DIAGNOSTIC OUTLIER



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr